



Cropredy,  
Oxfordshire



## Cropredy, Oxfordshire

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A Beautifully Presented and Deceptively Spacious and Extended Four Bedroom Semi Detached Home with Private Gardens Backing onto Open Fields.

It is a lively, well served village with a good range of amenities including: Two Pubs, two Cafes, Shop, Post Office, Doctors Surgery and Dispensary, active Village Hall, Primary School, Church, and Chapel, and has a good array of sports clubs; Cricket, Football, Tennis, Canoe, and Judo.

Cropredy is some 4 miles north of Banbury, the nearest town, where a wide range of amenities can be found including supermarkets (M&S, Waitrose, Sainsburys, Tesco, Morrisons, Lidl and Aldi), shopping, restaurants, and cafes, ten pin bowling, sports centre, gyms, and cinemas. For commuters, Banbury has rail links to London, Oxford, Bicester, and Birmingham and is on J11 of the M40 motorway.







## The Property Briefly Comprises Of:

- Entrance porch
- Entrance Hall
- Dining Room
- Sitting Room
- Kitchen/Breakfast Room

### First Floor

- Three Bedrooms
- Family Bathroom

### Second Floor

- Bedroom
- Shower Room

### Outside

- Driveway with Parking for several vehicles
- Three Sheds with Light and Power
- Rear Garden Backing onto Fields, Not Overlooked

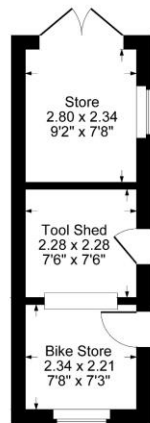


Guide Price: £395,000



Approximate Gross Internal Area  
Ground Floor = 54.14 sq m / 583 sq ft  
First Floor = 45.16 sq m / 486 sq ft  
Second Floor = 21.29 sq m / 229 sq ft  
Outbuilding = 17.76 sq m / 191 sq ft  
Total Area = 138.35 sq m / 1489 sq ft

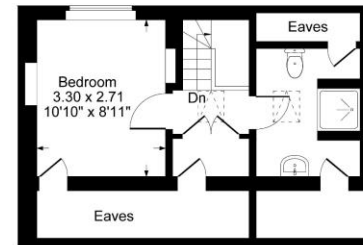
Illustration for identification purposes only,  
measurements are approximate, not to scale.



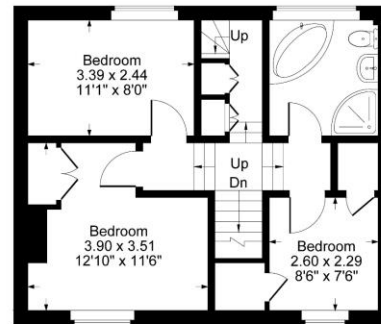
Outbuilding



Ground Floor



Second Floor



First Floor

**Local Authority**  
Cherwell District Council

**Council Tax Band: B**  
(Subject to change after completion)

**Tenure**  
Freehold

**Distances**  
Banbury c. 6 miles  
Bicester c. 22 miles  
Stratford Upon Avon c. 32 miles  
Oxford c. 35 miles  
Birmingham c. 46 miles  
London c. 83 miles  
M40 Access c. 6 miles  
London via Bicester c. 43 minutes

**Mark David**  
ESTATE AGENTS  
Sales • Lettings • Management

Market House, Market Place, Deddington, Oxfordshire  
OX15 0SB  
Tel: 01869 338898  
Email: [deddington@mark-david.co.uk](mailto:deddington@mark-david.co.uk)  
[www.mark-david.co.uk](http://www.mark-david.co.uk)

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