



Shutford,
Banbury, Oxfordshire

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A rare opportunity in a prime location, offering outstanding potential. Set on a generous plot of under a quarter of an acre, this remarkable property boasts a tranquil setting with a high degree of privacy and picturesque views over the village. A once-in-a-lifetime chance to create something special.

Shutford lies 5 miles to the west of Banbury, on the edge of the Cotswolds in North Oxfordshire. With origins dating back to Saxon times and earlier, the church of St Martins has Norman origins. Full of historical buildings built from the local Hornton stone. Today Shutford is principally a popular commuter village, benefitting from an active village hall, allotments, a church and a traditional English pub 'The George & Dragon'. Nearby Sibford has a village shop and post office, with a butchers and hairdressers at Tysoe.

The market town of Banbury offers extensive shopping facilities, a cinema, a variety of restaurants, bars, and a sports complex. Primary schools are in North Newington and Shenington, and a secondary school at Bloxham. Private schools include Sibford Ferris Quaker School, St Johns Priory Prep (Banbury) Bloxham School and Tudor Hall (Bloxham).

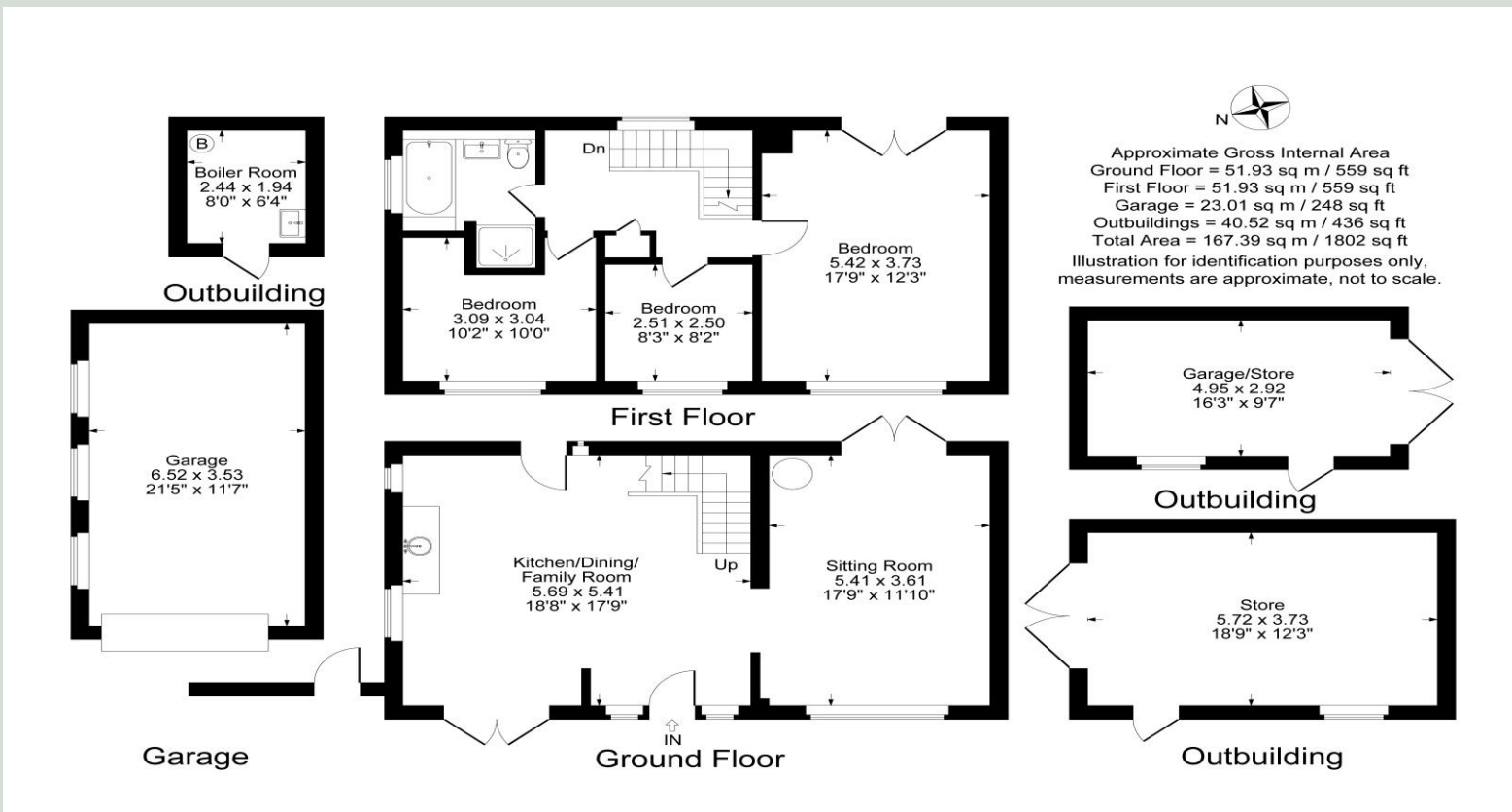
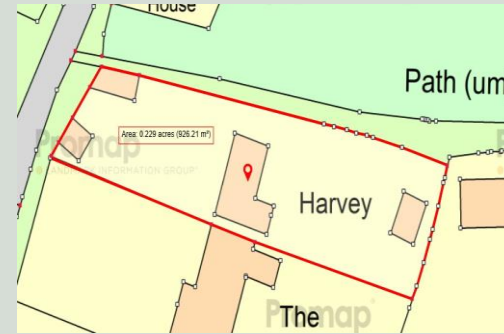




The Property Briefly Comprises of:

- Detached Residence
- Porch Area
- Open Plan Kitchen/Dining Room
- Sitting Room
- Three Bedrooms
- Bathroom
- Own Driveway Providing Parking for 5/6 Vehicles
- Two Large Detached Garages
- Timber Outbuilding
- Oil Central Heating
- RENOVATION PROJECT OFFERING HUGE POTENTIAL

Guide Price: £500,000



Local Authority:
Cherwell District Council

Council Tax Band: E
(Subject to change after completion)

Tenure: Freehold

Distances

- Banbury c. 5 miles
- Stratford-upon-Avon c. 17 miles
- Oxford c. 27 miles
- Birmingham c. 50 miles
- London c. 83 miles
- Banbury to London Marylebone c. 55 minutes

Buyers Purchase Fee:
Please note that buyers are required to pay a Purchase Fee of £300 (inc. of VAT) to Mark David on offer acceptance, to process a new transaction.

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