



Cropredy,
Banbury, Oxfordshire

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A wonderful two/three bedroom semi-detached cottage offering flexible living accommodation, benefitting from off street parking, and an enclosed rear garden with views over fields.

The village's history is clear to see in the large number of remaining ironstone cottages and houses in the village. 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.

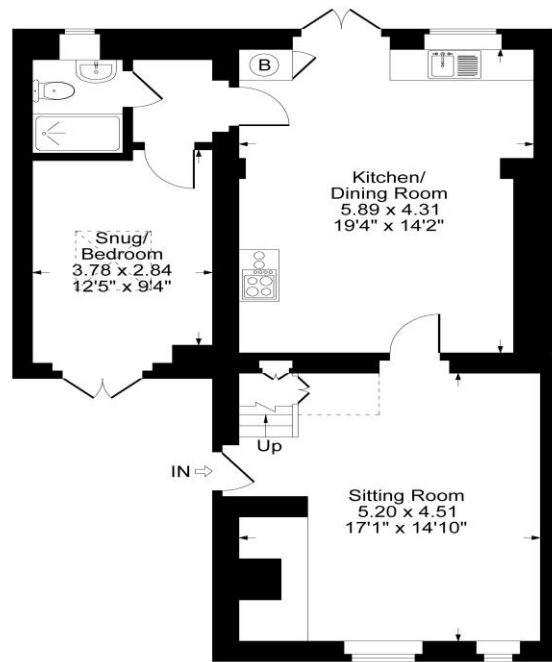




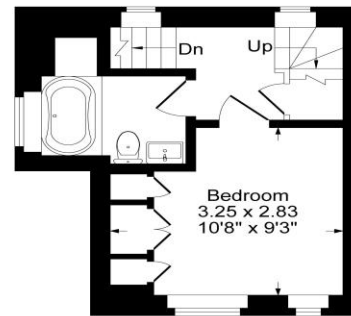
The Property Briefly Comprises of:

- Semi Detached Cottage
- Sitting Room with Inglenook Fireplace
- Kitchen/Dining Room
- Lobby
- Shower Room/Wet Room
- Reception Room/Bedroom Three
- Two Double Bedrooms
- Family Bathroom
- Own Driveway
- Enclosed Rear Garden
- Views Looking Over Open Fields
- Electric Heatrae Sadia Radiators
- Double Glazed Windows

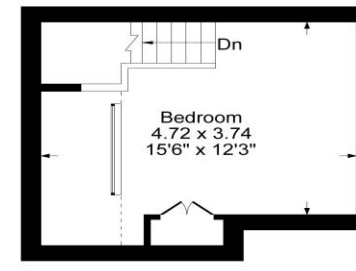
Guide Price: £450,000



Ground Floor



First Floor



Second Floor



Approximate Gross Internal Area
 Ground Floor = 70.63 sq m / 760 sq ft
 First Floor = 20.91 sq m / 225 sq ft
 Second Floor = 19.29 sq m / 208 sq ft
 Total Area = 110.83 sq m / 1193 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Local Authority: Cherwell

Council Tax Band: D

(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

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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