



Shutford,  
Banbury, Oxfordshire

## Shutford, Banbury, Oxfordshire.

A recently renovated and modernised three bedroom stone character cottage with own driveway and ample parking.

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).





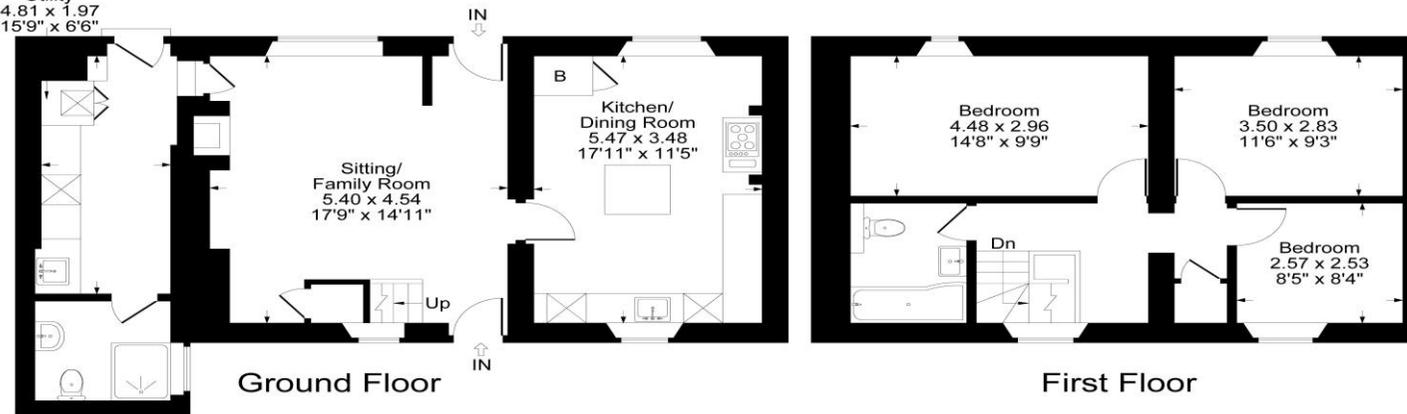
## The Property Briefly Comprises of:

- Renovated End of Terrace Cottage
- Sitting/Family Room
- Kitchen/Dining Room
- Utility Room
- Ground Floor Shower Room
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Own Driveway
- Ample Off Street Parking
- Oil Central Heating
- Double Glazed Windows
- No Onward Chain

Guide Price: £550,000



Utility  
4.81 x 1.97  
15'9" x 6'6"



Approximate Gross Internal Area  
Ground Floor = 63.13 sq m / 680 sq ft  
First Floor = 45.46 sq m / 489 sq ft  
Total Area = 108.59 sq m / 1169 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.

**Local Authority:**  
Cherwell District Council

**Council Tax Band: C**

(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.

**Mark David**  
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