



Little Bourton,
Banbury, Oxfordshire

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A well-presented and versatile detached two/three-bedroom home on the edge of the village, commanding uninterrupted countryside views.

Little Bourton is an attractive North Oxfordshire village that offers a peaceful rural lifestyle while remaining exceptionally well connected. Surrounded by open countryside with views across the Cherwell Valley, the village enjoys a welcoming community atmosphere and access to local amenities including a village playground, community hall and nearby pub, with additional everyday facilities available in neighbouring Cropredy and the thriving market town of Banbury, just three miles away.

The area is also particularly well served by an excellent choice of schools, making it especially popular with families. Local options include Cropredy C of E Primary School and Kineton High School, which is served by a school bus from the village. Highly regarded independent schools within easy reach include Overthorpe Preparatory School, Tudor Hall, Bloxham School, Pinewood School near Shrivenham, Sibford School and Beachborough School, offering an outstanding range of educational options.

Excellent transport links include easy access to the M40 (Junction 11) and Banbury railway station only 2.3 miles away, providing direct services to London Marylebone, Oxford and Birmingham, making Little Bourton an ideal choice for commuters seeking the charm of village living without compromising on convenience.





The Property Briefly Comprises of:

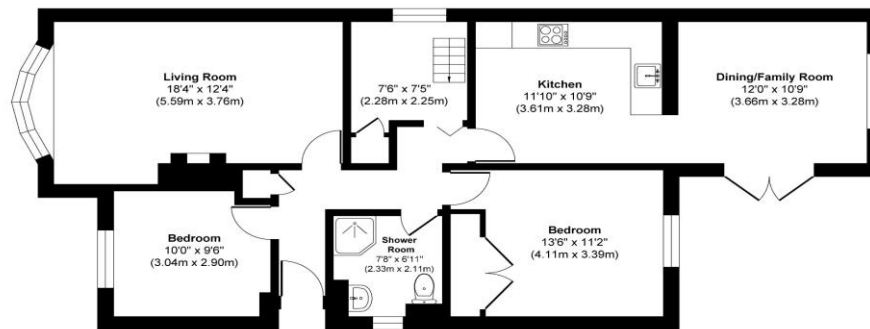
- Detached Residence
- Entrance Hallway
- Living Room
- Open Plan Kitchen/Dining/Family Room
- Two Double Bedrooms
- Modern Family Shower Room
- Bedroom Three/Loft Area
- Enclosed Rear Garden
- Views Over Fields
- Driveway with Off-Street Parking
- Garage



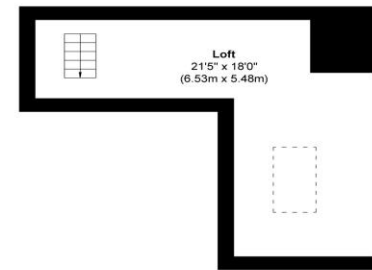
Guide Price: £425,000



Approximate Gross Internal Area 110.83 sq.m / 1193 sq.ft



Ground Floor
Approximate Floor Area
959 sq.ft
(89.09 sq.m)



Loft
Approximate Floor Area
234 sq.ft
(21.74 sq.m)

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

Local Authority: Cherwell District Council

Council Tax Band: D

(Subject to change after completion)

Tenure: Freehold

Distances

Banbury c. 2.5 miles
Chipping Norton c. 15.5 miles
Bicester c. 17 miles
Oxford c. 22 miles
Birmingham c. 48 miles
London c. 63 miles
M40 access J11 c. 2.5 miles

Train: Banbury Station to London Marylebone
approximately 50 minutes - 1 hour.

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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