



“Casa Pedra” 5 The Paddocks, Mollington, Oxon OX17 1BW
Guide Price £475,000

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





Deceptively spacious and versatile stone built detached bungalow enjoying generous plot

Recessed porch | Entrance hall | Store cupboard | Spacious hallway | Kitchen | Living room | Separate dining room | Four bedrooms | Bathroom | Shower room | Generous size garden to three sides | Garden to front | Driveway | Garage

Enjoying a generous size plot, a spacious four bedroom detached bungalow located at the end of this small cul-de-sac on the edge of this un-spoilt village approximately 4 miles north of Banbury. The property is offered with no onward chain.

Accommodation

Front door.

Entrance hall: Tiled flooring. Double doors giving access to garden. Door to store cupboard. Door through to main hallway.

Spacious hallway: Access to loft. Airing cupboard housing hot tank and immersion heater. Two useful store cupboards. Laminate flooring. Door through to living room.

Living room: Feature log burner. Picture window to front aspect plus sliding doors. Laminate flooring.

From the hallway door through to kitchen.

Kitchen: Inset sink unit and drainer. Comprehensive range of contemporary wall and base units. Integrated fridge/freezer. Electric induction hob with stainless steel electric oven under, canopy extractor. Free space and plumbing for washing machine. Integrated dishwasher. Laminate flooring. Window to front and side.

Dining room: Laminate flooring. Window to side aspect. Door to inner hallway. From the main hallway door to **generous double bedroom** overlooking garden.

Bedroom four, a generous single bedroom to side aspect.

Bathroom: Comprising of white suite. Tongue and groove panelled bath with mixer tap shower, pedestal handbasin and low level WC. Tiling to splashback areas. Tiled flooring. Extractor. Window to rear.

From the dining room walkway through to **inner hallway** with door giving access to garden, door to shower room and door to bedroom three.

Bedroom three, a double bedroom to rear aspect.

Bedroom one, a double bedroom to side aspect.

Shower room: Low level WC, wall mounted handbasin and fully tiled shower cubicle with tiled flooring. Tiling to splashback areas.

This section of the bungalow could easily be self-contained.

Outside

L-shaped garden which wraps to the rear and side of the property. Predominately laid to lawn with hedgerow, shrubs and bushes giving a good degree of privacy. Access front to back via wooden gate. To one side of the property is an external oil fired boiler for domestic hot water and central heating and oil tank. Mature and established garden. Maximum width of the garden is 100 ft x maximum length approximately 45 ft. Outside tap. Small area laid to shingle.

Front: Areas laid to lawn with trees, bushes and flowers.

Driveway providing off road parking for several vehicles leading to brick built **single garage** with metal up and over door. Light and power connected. Door to rear giving access to garden.

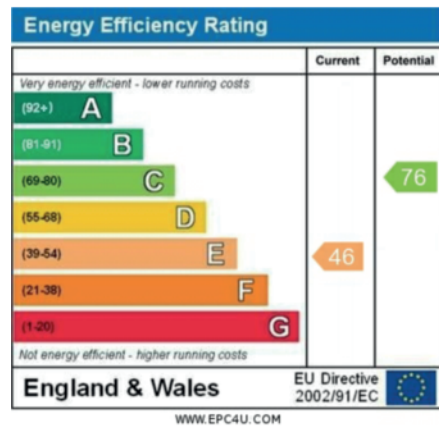
Mollington is a popular ironstone village, situated to the north of Banbury off the A423 Southam Road. It has a Parish church, The Green Man public house and village hall. Local shopping requirements can be found at the nearby village of Cropredy. More extensive facilities can be found in the market town of Banbury including supermarkets, restaurants and a leisure centre. Oxford, Leamington Spa and the Cotswolds are within easy reach. Local primary schools can be found at Cropredy and Farnborough. Preparatory schools at Carrdus (Overthorpe), Winchester House (Brackley) and St Johns Priory (Banbury). Public schools include Bloxham, Tudor Hall, Stowe and Warwick. Excellent rail services from Banbury to London Marylebone with peak travel time at 54 minutes. The M40 can easily be accessed from J11 (Banbury) or J12 (Gaydon).

Council Tax Banding: E
Authority: Cherwell District Council

Directions: From Banbury take the A4260 2nd exit and stay on Concord Avenue A4260, at the roundabout take the 1st exit onto Hennessey Way A422. At the roundabout take the 3rd exit onto Southam Road A423, at the roundabout take 2nd exit onto A423. Turn left onto The Holloway, continue through the village and The Paddocks can be found on the left hand side.







TOTAL APPROX. FLOOR AREA 1448 sq.ft. (134.60 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

5/6a Horsefair, Banbury,
 Oxon OX16 0AA
 t: 01295 221100
 e: post@stanbra-powell.co.uk

stanbra-powell.co.uk



Viewing: Through appointment with Stanbra Powell