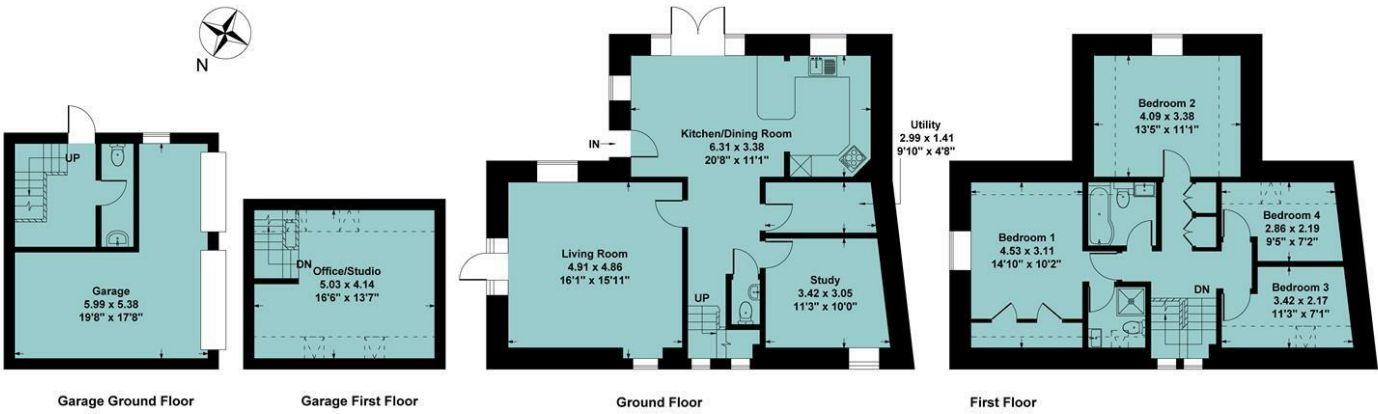


Agents Note

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



Ground Floor Approx Area = 72.62 sq m / 781 sq ft
First Floor Approx Area = 62.30 sq m / 671 sq ft
Garage Ground Floor Approx Area = 32.22 sq m / 347 sq ft
Garage First Floor Approx Area = 20.82 sq m / 224 sq ft
Total Area = 187.96 sq m / 2023 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.
www.focuspointhomes.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



Chapel Barn, Chapel Lane
Balscote



Chapel Barn, Chapel Lane, Balcote, Oxfordshire, OX15 6JN

Approximate distances
Banbury town centre 6 miles
Stratford upon Avon 16 miles
Kineton 8 miles
Junction 12 (M40 motorway) 10 miles
Junction 11 (M40 motorway) 6.5 miles
Shipston on Stour 11 miles

A DETACHED FOUR BEDROOM FORMER BARN ON THE EDGE OF THIS DELIGHTFUL VILLAGE BETWEEN BANBURY AND STRATFORD-UPON-AVON WITH BEAUTIFUL VIEWS OVER ADJOINING FIELDS

Open plan kitchen/dining room, cloakroom, utility room, sitting room, study/snug, main bedroom with ensuite shower room, three further bedrooms, family bathroom, detached garage with studio/office over, gardens front, side and rear. Energy rating D.

£825,000 FREEHOLD



Directions

From Banbury proceed in a northwesterly direction towards Stratford-upon-Avon (A422). Continue for approximately 5 miles travelling through Wroxton and take the second turning signposted "Balcott". The property will be found as the first house on the left upon entering the village.

Situation

Balcote is a small and charming village, set in rolling countryside on the Oxfordshire/Warwickshire borders, made up of principally ironstone properties. Village amenities include the Butchers Arms CAMRA public house, village hall and church dating from the 14th Century. More extensive amenities can be found in the market towns of Banbury and Chipping Norton, or further afield at Oxford, Stratford-upon-Avon and Leamington Spa.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

- * Formerly a barn this stone built residence was reconstructed in the 1990's in local Hornton ironstone.
- * Occupying a delightful spot on the edge of the village with beautiful rural views over adjoining fields.
- * Occupying a generous plot with gardens to front, side and rear.

* We believe that this property represents a wonderful opportunity to acquire a property in a beautiful location on the edge of this delightful village between Banbury and Stratford where there is a highly regarded village pub offering real ales.

* Ideal for home workers.

* Extensive off road parking, garage with studio/office over.

* Open plan kitchen/dining room with French windows opening to the rear garden, Bosch oven and induction hob with extractor over, integrated dishwasher, fridge and freezer.

* Ground floor cloakroom and utility room with space and plumbing for washing machine, space for tumble dryer, fridge and freezer.

* Sitting room with a glazed door opening to the patio, windows to front and rear.

* Study/snug with window to front.

* A turning staircase opens to the first floor with windows over the stairwell, doors to built-in cupboard.

* Main double bedroom with stunning views over fields to the side, built-in wardrobes and door to an ensuite shower room fitted with a white suite, velux window and heated towel rail.

* Second double bedroom with window to rear and beautiful views.

* Bedrooms three and four are single bedrooms which could be relatively easily converted into one larger bedroom if preferred.

* Family bathroom fitted with a white suite including a shower bath, recessed wash hand basin with drawers under, WC, heated towel rail.

* A driveway to the front provides extensive off road parking and the gardens which wrap around the front, side and rear include patios, lawns, vegetable beds and there are steps to a raised patio at the back of the garden next to fields over which there are stunning views.

* Two up and over doors open to the front of the garage whilst to the side there is a personal door opening to a hall/lobby with stairs rising to a large studio/office with wood effect flooring, light and power connected, windows.

Services

All mains services are connected with the exception of gas. The oil tank and boiler are located externally.

Local Authority

Cherwell District Council. Council tax band F.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: D

A copy of the full Energy Performance Certificate is available on request.

Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.

