



The Brambles

4 Orchard Piece | Mollington | Banbury | Oxfordshire | OX17 1DP

FINE & COUNTRY



# Step inside

## The Brambles

### ACCOMMODATION

A charming detached house built in local Hornton ironstone in around 1978. The property is very quietly situated in a cul-de-sac and is a comfortable modest home that will appeal to discerning buyers looking for a small and private corner of a village to relax and call home!

### Ground Floor Layout

An oak stained glass door opens to the hallway. RCD consumer unit, telephone point, alarm control panel, thermostat. The cloakroom has a sunken coloured low-level WC and wash hand basin, Opaque front window. The dining room has an ornamental wooden fire surround with a vaulted ceiling and exposed purlin. Alarm sensor; rear window providing lovely views over the garden and beyond. The main living room features an attractive wood-burning stove set on a hearth with stone chimneybreast behind. TV point, telephone and wall light points. Stairs rise to the first floor; alarm sensor. Windows on three aspects and a side door to the garden.

The kitchen offers an adequate range of wooden oak coloured base and eye-levels units, acrylic sink unit set in to the work surfaces. Neff electric fan-assisted oven and 4-ring hob, concealed extractor in an oak canopy. Integrated Neff dishwasher; plumbing facilities, Worcester oil-fired boiler; tiled walls and floor. Side and rear windows, under stairs storage cupboard, bespoke oak door and step to the Upvc conservatory. A really useful addition to the side of the house, it has stone dwarf retaining walls, light and power; toughened sloping glass roof and opening windows on 3 sides. Built by well-regarded Cherwell Windows, it has a door leading to the rear garden.

### First Floor Layout

The landing has an exposed purlin, alarm sensor; track lighting, telephone point. There is a wide 3 facet bay window providing panoramic views of open countryside to the south of Mollington. Bedroom 1 has a vaulted ceiling with exposed purlin, TV point, side and rear windows affording really fine views too. Bedroom 2 also has an exposed purlin and a side dormer window. The small 3rd bedroom may well provide an office or ironing room, but can accommodate an unexpected single guest, the airing cupboard and hot water cylinder will keep them warm! The bathroom has a sunken panelled bath with mixer tap and showerhead attachment. Wash hand basin, low-level WC, mirror and shaver point. Tiled floor and most of the walls, opaque front window.







# Step outside

## The Brambles

### Frontage

The private frontage is laid to slabs with PIR security lighting, a coach-lamp by the porch and a cold water tap. Attractive storm porch, log store, the front gate also leads down to the nearby children's playground a short walk away.

### Detached Garage & Parking Arrangements

The sweeping driveway offers very good parking facilities for 3 large vehicles and is screened by well-maintained conifer trees and bushes. The brick built garage has a pitched slate roof, light, power and separate fuse board. Fitted cupboards, personal door, double glazed side window.

### Rear Garden

The stepped garden falls away from the house, creating a fabulous split level patio garden on several levels adding structure and privacy. Steps and retaining walls are full of colourful annuals, bedding plants, shrubs and a large hydrangea. A large magnolia tree shelters the pergola which has a polycarbonate roof. Behind the garage is a greenhouse, the oil tank is only 5 years old with trellis fencing around. Level terrace, decked terrace and a small lawn area with an apple tree. The garden has some gorgeous views behind and is capped off by a meandering shallow stream bringing wildlife and many birds in to the garden. This garden is a haven for both wildlife and for those who enjoy gardening.





## LOCATION

Mollington is located just over 4 miles north of Banbury, just off the A423 Southam Road. The village has an attractive range of period houses and more recently built houses in both brick and local Hornton ironstone. Mollington is a very sociable village and has two children's playgrounds and a population of around 500. The Green Man public house is open 'ad hoc' through the week with a friendly welcome. When closed there are 2 good public houses in nearby Cropredy and The Falcon in Warmington is well worth a drive when good friends visit. The Mollington point to point is also a well-attended annual event nearby. The A423 offers easy access to both Banbury and Southam, with Leamington Spa, Rugby, Warwick, Stratford and even Birmingham all within an hour via the M40 (J11 or J12 at Gaydon). The mainline train service located in Banbury or Leamington provides an easy commute to Marylebone in under an hour. Birmingham airport is only 40 minutes away and Heathrow is around an hour away.

## LOCAL AUTHORITY

Cherwell District Council.  
Telephone (01295) 252535.  
Council Tax Band 'E'.

## VIEWING ARRANGEMENTS

Strictly via the vendors sole agents Fine & Country on (01295) 239665.

## SERVICES

Mains electricity, drainage, water, oil-fired central heating, BT (high speed broadband is available in the village).

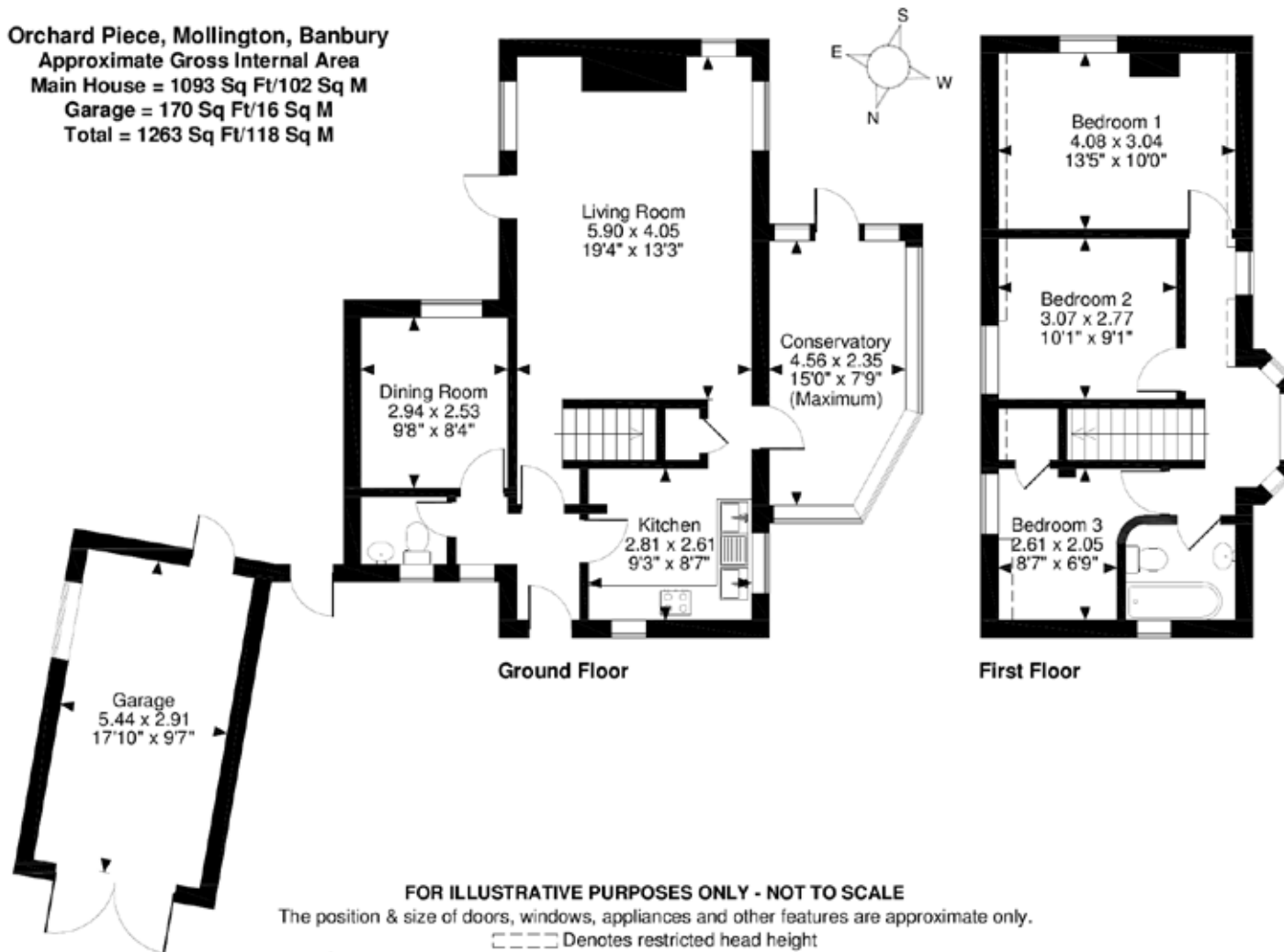
## OPENING HOURS

Monday to Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 4.30 pm

## DIRECTIONS

From the Banbury Cross head northbound, passing Tesco on your left as you leave the town, Carry directly over the next roundabout and after a further 4 miles on the A423, Mollington is easily found on your left hand side. As you enter the village, you will pass The Green Man public house on your right, soon afterwards turn left into Orchard Piece. 'The Brambles' is tucked away in between numbers 3 & 5, with parking available in the visitors bay on your left, or on the long driveway in front of you.

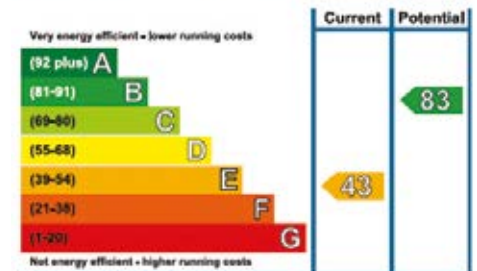
Orchard Piece, Mollington, Banbury  
 Approximate Gross Internal Area  
 Main House = 1093 Sq Ft/102 Sq M  
 Garage = 170 Sq Ft/16 Sq M  
 Total = 1263 Sq Ft/118 Sq M



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#### Energy Efficiency Rating



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