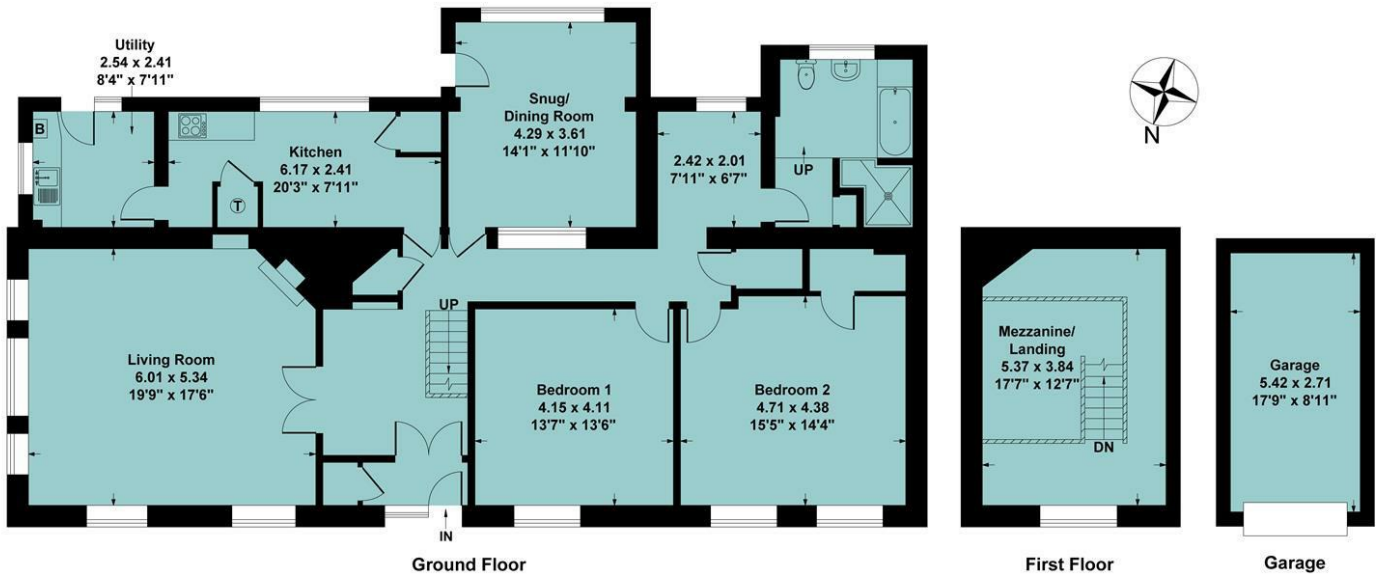
Agents Note

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.

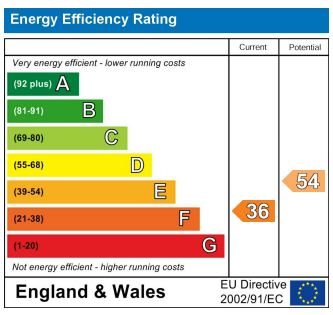
Referral fees

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 = 161.40 sq m / 1737 sq ft
First Floor Approx Area = 20.62 sq m / 222 sq ft
Garage Approx Area = 14.68 sq m / 158 sq ft
Total Area = 196.70 sq m / 2117 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.
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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.



The Old School, Banbury Road
Moreton Pinkney

Anker

The Old School, Banbury Road, Moreton Pinkney, Northamptonshire, NN11 3SQ



Approximate distances
Banbury 10 miles
Daventry 10 miles
Junction 11 (M40 motorway) 8 miles

A CHARACTERFUL SEMI DETACHED PERIOD HOUSE CONVERTED FROM AN ORIGINAL VILLAGE SCHOOL IN THE HEART OF THE VILLAGE OVERLOOKING THE GREEN OCCUPYING A GENEROUS PLOT WHICH REQUIRES MODERNISATION

Porch, galleried hall, living room, kitchen/breakfast room, utility room, snug/dining room, two bedrooms, bathroom/wet room, mezzanine with landing/study and loft storage, LPG central heating, driveway parking, garage, south facing rear garden, no upward chain. Energy rating F.

£375,000 FREEHOLD











Directions

From Banbury proceed in a northeasterly direction toward Brackley (A422). At the top of Blacklocks Hill turn left where signposted to Northampton (B4525). Follow this road for approximately 5 miles eventually turning left in the new road layout towards Sulgrave and continue by following this road as it leads into Moreton Pinkney. Travel into the village and the property will be found on the right hand side set back behind the green and can be recognised by our "For Sale" board.

Situation

MORETON PINKNEY is a rural village comprising mainly of ironstone houses and cottages, set in south Northamptonshire countryside, with direct access to several picturesque footpath walks. The village has a parish church and village hall with playing fields. Nearby Sulgrave has a village shop and Culworth, Weston and Eydon have good public houses. Schools within the area include primary at Culworth and secondary at Middleton Cheney. Further amenities can be found at the market towns of Banbury, Towcester and Brackley. The town of Northampton also has extensive facilities. Well situated for access to both the M40 motorway (Jct 11 Banbury) and M1 (Jct 16 Northampton) and Oxford. Train services from Banbury (London/Marylebone), Milton Keynes (Euston) and Birmingham Airport is within easy reach via the M40.

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:

* A lovely predominantly stone built semi detached period house converted from an original village school in the 1960's. It retains some of its original character including a lovely gable end wall complete with school bell. It is within a Conservation Area of the village.

* Occupying a delightful position in the heart of the village overlooking the green and in the lea of the village church which lies immediately to the rear.

* The accommodation which is arranged mainly on the ground floor with a mezzanine above requires modernisation throughout.

* It has a large galleried hall approached via a porch with doors to a stunning main reception room with a very high vaulted ceiling with beams, large open grate fireplace, two windows to the front and original high windows to the side in the aforementioned gable end wall.

* Kitchen/breakfast room with window to rear, built-in oven, cupboards, built-in pantry cupboard, built-in airing cupboard, laminate wood effect floor and door to the utility room which has sink, plumbing for washing machine and dishwasher, space for appliances, door to the rear garden, ceramic tiled floor, windows to side and rear, wall mounted Worcester boiler.

* Snug/dining room with window to rear.

* Inner hall and study area with window to rear.

* Large main double bedroom with two windows to the front overlooking the green, built-in and fitted bedroom furniture.

* Second large double bedroom with window to front.

* Stairs from the hall lead to the aforementioned mezzanine which has a galleried landing and access to a study area as well as large loft/store rooms with windows to the front.

* Bathroom/wet room with a coloured suite comprising bath, large walk-in shower, wash hand basin and WC, window.

* Externally there is a small front garden, a driveway at the side providing off road parking space for circa three vehicles with additional grassy area to the side which could be converted to further hardstanding and parking if required. To the rear there is a paved patio access over which leads to the single garage with up and over door. There are steps up to the garden beyond which includes a number of fruit trees and other mature trees including three Spring Flowering Orange Blossoms. The garden has a southerly rear aspect and an outlook to the church.

Services

All mains services are connected with the exception of gas. Heating is by way of an LPG system and the tank is in the garden. The boiler is located in the utility room.

Agent's note

We understand that there has been Japanese Knotweed in the garden which has been treated.

Local Authority

West Northants District Council. Council tax band tbc.

Viewing

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

Energy rating: F

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.