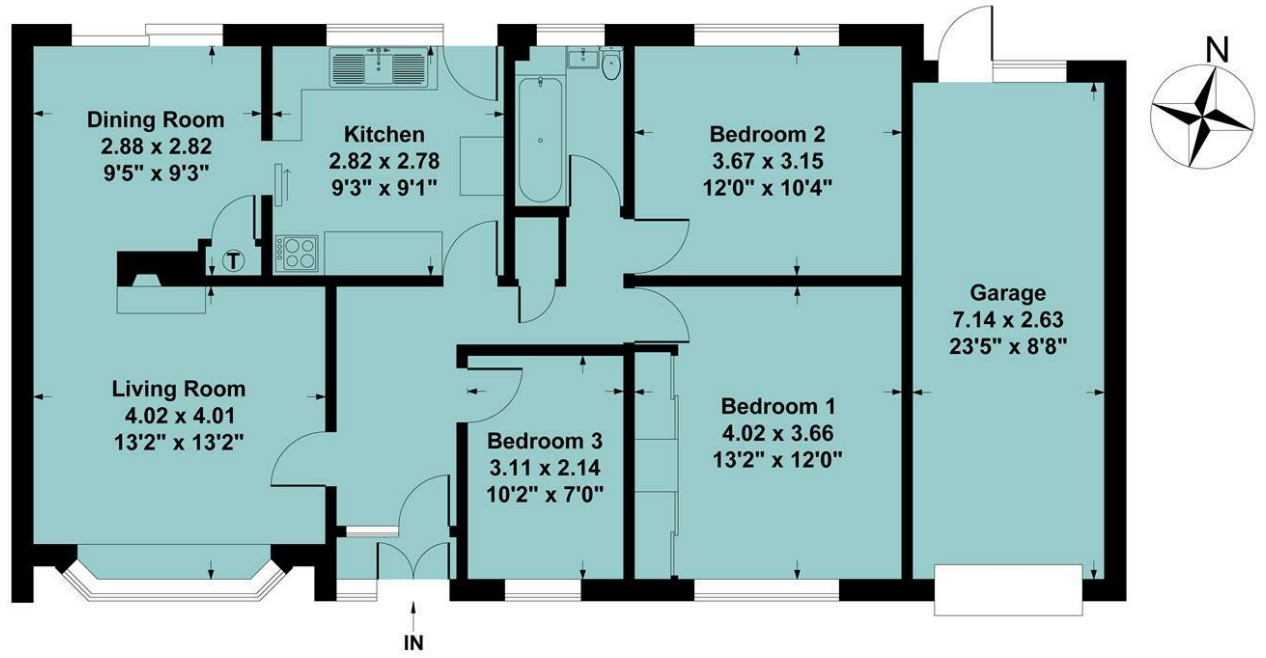


**Agents Note**

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 = 86.45 sq m / 931 sq ft**  
**Garage Approx Area = 17.93 sq m / 193 sq ft**  
**Total Area = 104.38 sq m / 1124 sq ft**

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

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 31-32 High Street, Banbury, Oxfordshire OX16 5ER



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.



Wayside, Church Lane  
 Mollington



# Wayside, Church Lane, Mollington, Oxfordshire, OX17 1AZ

## Approximate distances

Banbury 5 miles  
 Southam 8 miles  
 Junction 11 (M40 motorway) 6 miles  
 Stratford upon Avon 22 miles  
 Leamington Spa 15 miles  
 Banbury to London Marylebone by rail approx 55 mins  
 Banbury to Birmingham by rail approx 50 mins  
 Banbury to Oxford by rail approx 17 mins

**OFFERED TO THE MARKET CHAIN FREE IS THIS THREE BEDROOM DETACHED BUNGALOW IN NEED OF MODERNISATION AND WITH GREAT POTENTIAL (SUBJECT TO PLANNING) LOCATED IN A QUIET TUCKED AWAY POSITION IN THE POPULAR VILLAGE OF MOLLINGTON**

**Entrance porch, entrance hall, living room, dining room, kitchen, three bedrooms, family bathroom, front and rear gardens, garage and driveway parking. Energy rating E.**

**£395,000 FREEHOLD**



## Directions

From Banbury proceed in a northerly direction toward Southam and Coventry (A423). After approximately four miles turn left where signposted to Mollington and proceed into the village passing the pub on the right hand side and take the next turning right into Church Lane. Follow the road up the hill and as it levels out continue a little further and the property will be found on the right hand side and can be recognised by our "For Sale" board.

## Situation

MOLLINGTON is a charming village with an active community situated in attractive countryside just to the north of Banbury. Village amenities include a village hall, 18th century public house and Point to Point racecourse, while additional day-to-day needs can be met in the nearby village of Cropredy which benefits from a GP's surgery, shop, school and public houses. More extensive shopping and commercial facilities are available within nearby Banbury. The property is well located for state and private schools including St John's Priory School, The Carrdus at Overthorpe, Bloxham School, Tudor Hall School and Winchester House. Communication links are excellent with a railway station within the town centre and trains to London Marylebone in about 50 minutes and Birmingham New Street in 40 minutes respectively. Easy access to the M40 motorway at Junction 11. Birmingham Airport is less than 40 miles away.

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:

- \* Entrance porch with door to entrance hall.
- \* Entrance hall with doors to the living room, kitchen and bedroom three. A corridor leads down to the two further bedrooms and bathroom. Hatch to loft and storage cupboard.
- \* Living room with bay window to front, electric fireplace with stone ornamental surround and mantle, opening to dining room.
- \* Dining room with patio doors opening to the rear garden, sliding door to kitchen and storage cupboard.
- \* Kitchen fitted with a range of base and eye level units, inset sink, space for cooker, space and plumbing for washing machine, part tiled walls, space for fridge freezer, window and door to rear garden.
- \* Bedroom one is a double with window to front, built-in wardrobe and vanity desk.
- \* Bedroom two is a double with a window to the rear overlooking the garden.
- \* Bedroom three is a single with window to front.

\* Family bathroom fitted with a blue suite comprising bath with shower over, WC, wash hand basin, part tiled walls and window to rear.

\* Walled rear garden comprising patio area, flower bed, pond, a lawned area and two greenhouses. Gated side access to two sides and personal door to the garage.

\* Garage with up and over door, light and power.

\* To the front of the property there is a large lawned area with a border of shrubs and trees and a driveway for several cars.

## Services

All mains services are connected with the exception of gas. The oil tank is at the side of the bungalow and the boiler is in the loft.

## Local Authority

Cherwell District Council. Council tax band D.

## Viewing

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

## Energy rating: E

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.