



Toad Hall Cottage Manor Road, Sulgrave, OX17 2RZ Offers in excess of £230,000

No Onward Chain - Potential opportunity to purchase additional land by separate negotiation (approx 0.07 Acres)

Goodmove are delighted to present this charming stone cottage offering original character features, with a cosy sitting room, farmhouse style kitchen, two spacious bedrooms and a family bathroom. Outside there is a pleasant rear garden and outhouse for storage.

Sulgrave is a popular, rural village situated in the south Northamptonshire countryside, close to the North Oxfordshire border, about 8 miles north east of Banbury.

The thriving community boasts a village shop/post office, public house and parish church. The nearby market towns of Banbury and Brackley provide local amenities including supermarkets, schools and banks.

Oxford, Northampton and Milton Keynes provide for more extensive leisure, retail and cultural facilities. There are Intercity rail service from Banbury to London Marylebone from 57 minutes. Motorway connections M40, (J11) Banbury about 7 miles. Birmingham Airport 45 miles.

The property has been attractively priced and we would invite all buyers in a position to proceed to view. Please call for more information.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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