



Poppy Cottage, Main Street, Claydon, Oxon OX17 1EZ  
£275,000

**Stanbra  
Powell** | Estate Agents  
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Property Lettings





## *Two bedroom character cottage with parcel of land opposite.*

**Living/dining room | Kitchen | Conservatory | Two bedrooms | Bathroom | Rear garden | Parcel of land opposite | Electric heating | Double glazed windows | Off road parking**

Located in the popular village of Claydon is this two bedroom character cottage benefiting from large open living/dining area, kitchen, conservatory, two double bedrooms, bathroom and pleasant rear garden. Opposite the property is a parcel of land that provides parking and potential for building a garage/workshop (subject to necessary planning permissions).

### Ground Floor

Entrance via front door.

**Living/dining room:** Real wood flooring. Brick fireplace with fitted log burner. Exposed stone work. Beams. Stairs rising to first floor. Double glazed window to front aspect. Storage heater.

**Kitchen:** Range of base and eye level units. Laminate worktop. Built-in sink unit with swan neck tap. Space for washing machine. Space for dishwasher. Space for dryer. Space for cooker. Built-in freezer. Built-in fridge. Double glazed wooden window overlooking garden. Sunken spotlights.

**Conservatory:** Wooden construction with double glazing surrounding. Double side doors into garden.

### First Floor

**Landing:** Access to loft with pull down ladder, fully boarded and is currently used as a study area with a Velux window. Double glazed wooden window to rear aspect. Airing cupboard housing hot water tank. Doors to all first floor accommodation.

**Bedroom one:** Good size double bedroom with built-in wardrobes. Night storage heater. Two double glazed wooden windows to front aspect.

**Bedroom two:** Double bedroom with storage heater. Double glazed wooden window to side aspect.

**Bathroom:** Three piece white suite comprising of low level WC, wash handbasin and panelled bath with electric shower. Tile splashbacks. Vinyl flooring. Extractor fan. Sunken spotlights. Heated towel rail.

### Outside

**Rear garden:** Paved patio area. The rest is laid to lawn, enclosed by low level walling and panel fencing. Hardstanding for shed.

Parcel of land opposite the property measuring approximately 58 ft long x 28 ft wide. The land currently provides off street parking for Poppy Cottage and has great potential to be built on in some capacity or used as a further garden area. The land would be ideal for garage/workshop or a small dwelling this would all be subject to planning permissions.

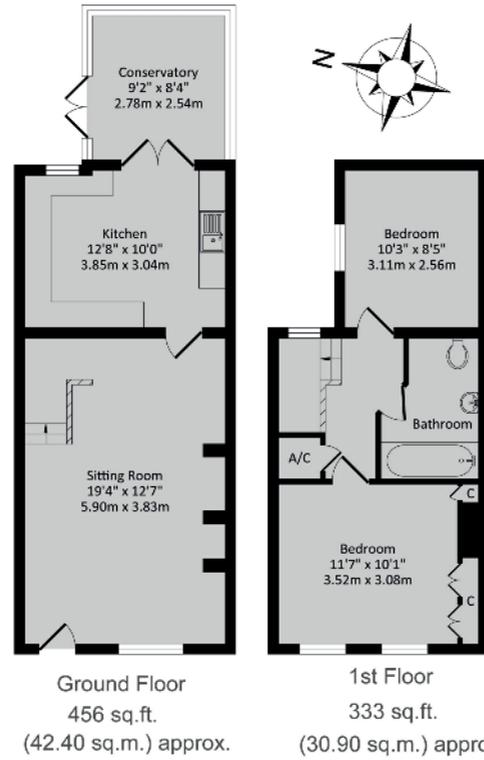
Energy efficiency rating: E

**Council Tax Banding: C**  
**Authority: Cherwell District Council**

**Directions:** From Banbury Cross proceed north to the traffic lights and continue over onto the Southam Road. Continue along for approximately 4.3 miles and turn right into Mollington Road and continue along the Mollington Road into the village and at the junction turn left onto Main Street.







TOTAL APPROX. FLOOR AREA 789 sq.ft. (73.30 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Important Agent's Note** All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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