



Shutford

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A former farm workers residence that has been extended and improved with panoramic views to front and rear and set in circa half acre of gardens.

Shutford lies 5 miles to the west of Banbury, on the edge of the Cotswolds in North Oxfordshire. With origins dating back to Saxon times and earlier, the church of St Martins has Normal origins. Full of historical buildings built from the local Hornton stone. Today Shutford is principally a popular commuter village, with a church and some agricultural activity. Nearby Sibford has a village shop and post office, with butchers and hairdressers at Tysoe.

The market town of Banbury offers extensive shopping facilities, a cinema, a variety of restaurants, bars, and a sports complex. Primary schools are in North Newington and Shenington, and a secondary school at Bloxham. Private schools include Sibford Ferris Quaker School, St Johns Priory Prep (Banbury) Bloxham School and Tudor Hall (Bloxham).





The Property Briefly Comprises of:

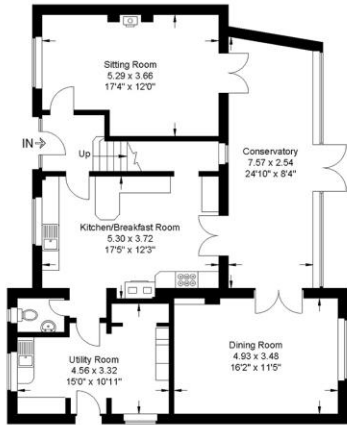
- Sitting Room
- Conservatory
- Office / Snug
- Kitchen / Breakfast Room
- Master Bedroom with Ensuite
- Four Further Bedrooms
- Family Bathroom
- Driveway Parking for Several Vehicles
- Garage
- Outbuildings
- Countryside Views

Guide Price: £525,000

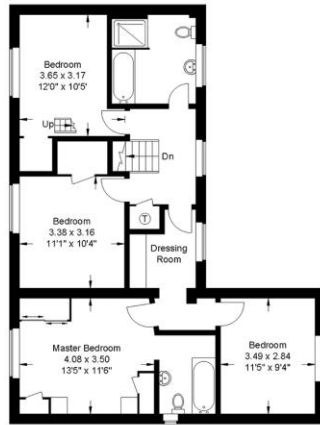




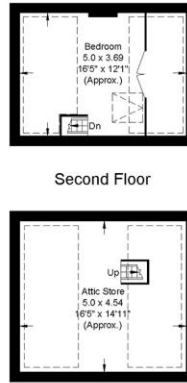
Approximate Gross Internal Area= 217.85 sq m / 2344.91 sq ft
 (Excluding Garage & Workshop)
 Garage= 48.06 sq m / 517.31 sq ft
 Workshop= 20.84 sq m / 224.31 sq ft
 Total= 286.75 sq m / 3086.55 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



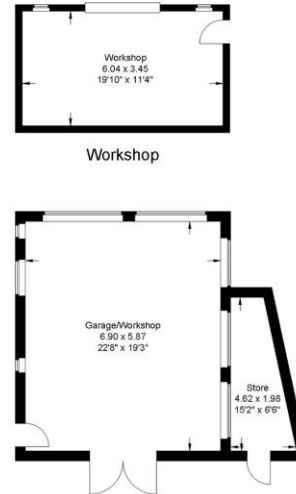
Ground Floor



First Floor



Second Floor



Garage

Local Authority
 Cherwell District Council

Council Tax Band: D

(Subject to change after completion)

Tenure
 Freehold

Distances
 Banbury c. 5 miles
 Stratford-upon-Avon c. 17 miles
 Oxford c. 27 miles
 Birmingham c. 50 miles
 London c. 83 miles
 Banbury to London Marylebone c. 55 minutes

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