



Dingles, Church Lane
Croprey, OX17 1NQ



ROUND & JACKSON
ESTATE AGENTS





A characterful, Grade II listed, thatched cottage which is located in the heart of this popular village on a no-through road near the church.

The Property

Dingles, Church Lane Cropredy is a charming, two-bedroom thatched cottage which has been extended to the rear and has many original features including exposed beams, and an inglenook fireplace. The property has a very pleasant rear garden and off-road parking to the rear and is located on a quiet no-through road next to St Mary's Church. The cottage is Grade II listed and set within a conservation area and comes to market with no onward chain. The living accommodation is arranged over two-floors and is well laid out. On the ground floor there is a good sized sitting room with exposed beams and an inglenook fireplace, a dining room and a kitchen. On the first floor there is a landing, two double bedrooms and a shower room. Outside to rear there is a good sized, and very private, lawned garden with established planted borders and there is a parking area at the foot of the garden. To the front of the property there is a lovely paved cottage garden with more established planting. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Sitting Room

A lovely open plan sitting room with beautiful exposed beams and an inglenook fireplace with an inset log burning stove. There are windows to the front and rear aspects and there is a door leading into the dining room. There are stairs rising to the first floor with a built-in storage cupboard beneath.

Dining Room

Forming part of a rear extension, a pleasant dining room with a window to the side aspect and good quality parquet flooring. Door leading into the kitchen.

Kitchen

Forming part of a rear extension and fitted with a range of country style cabinets with worktops over and tiled splash backs. There is an inset sink and drainer and a range of integrated appliances including an electric oven and grill, a microwave, a four-ring electric hob and extractor hood, a dishwasher and a fridge. There is space and plumbing for a washing machine and there is a built-in cupboard housing the Vaillant gas fired boiler which runs from LPG gas cylinders stored on the driveway to the rear. There are three windows to the side aspect and a stable door leading into the garden.



First Floor Landing

Doors leading to all first floor rooms, stripped doors with quality door furniture and exposed beams. There is a cupboard housing the hot water tank with shelving above.

Bedroom One

A large double bedroom which forms part of a rear extension with a window overlooking the rear garden. There are a number of fitted storage cupboards and also a built-in shower cubicle.

Bedroom Two

A good sized double bedroom with exposed beams and a built-in wardrobe. There is a window to the front aspect and a loft hatch giving access to the roof space.

Shower Room

A good size shower room which has been fitted with a large walk-in shower cubicle. There is plenty of space to re-install a bath should the new owners wish to. There is a toilet and a wash basin, which has a storage cupboard beneath, and there are tiled splash backs and a window to the rear aspect. There are more original exposed beams.



Rear Garden

To the rear of the property there is a very pleasant lawned garden with established trees and shrubs, along with well stocked borders. There is a paved area adjoining the cottage and a pathway leading to the end of the garden where there is a further paved area and a wooden shed. At the foot of the garden there is a gate which leads to an off-road, gravelled parking area. The LPG gas cylinders for the boiler are currently stored here.

Front Garden

To the front of the property there is low maintenance, paved cottage garden with established planted borders, bushes and shrubs. The garden is fenced with gated access leading to a stone canopy porch.

Situation

Cropredy is a small village located in the Cherwell district of Oxfordshire, England. The village is situated on the banks of the River Cherwell and is known for its annual music festival, the Fairport's Cropredy Convention. The festival attracts thousands of visitors from all over the world and features a mix of folk, rock, and pop music. Cropredy has a rich history dating back to the Anglo-Saxon period. The village was mentioned in the Domesday Book of 1086 and was once a thriving market town.

Today, the village is home to a number of historic buildings, including St. Mary's Church, which dates back to the 13th century. The church is known for its beautiful stained glass windows and is a popular destination for visitors to the village. In addition to its music festival and historic buildings, Cropredy is also known for its beautiful countryside. The village is surrounded by rolling hills and picturesque farmland, making it a popular destination for walkers and cyclists. The nearby Oxford Canal also provides opportunities for boating and fishing. Overall, Cropredy is a charming village with a rich history and plenty of attractions for visitors to enjoy. The village benefits from having two public houses, a doctors surgery, a shop, tea rooms and a primary school.

Directions

From Banbury Cross proceed in a Northerly direction along North Bar, continue straight ahead at the crossroads on the Southam Road. Take the second exit at the round about and the A361 signposted for Southam. Take the second exit at the next round about and continue along this road out of Banbury for approximately 2 miles and turn right where signposted for Great Bourton. Continue through the village towards Cropredy. On reaching Cropredy, continue into the village along Station Road, passing the Brasenose Arms Public House, and then turn right into High Street.

After a short distance Church Lane will be found on your right. As you turn into Church Lane the row of three cottages will be found on your left hand side. Dingles is the middle cottage of the three.

Services

All mains services connected with the exception of mains gas. The property has a gas fired boiler which uses LPG gas cylinders.

Local Authority

Cherwell District Council. Tax band D.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

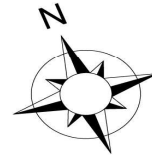
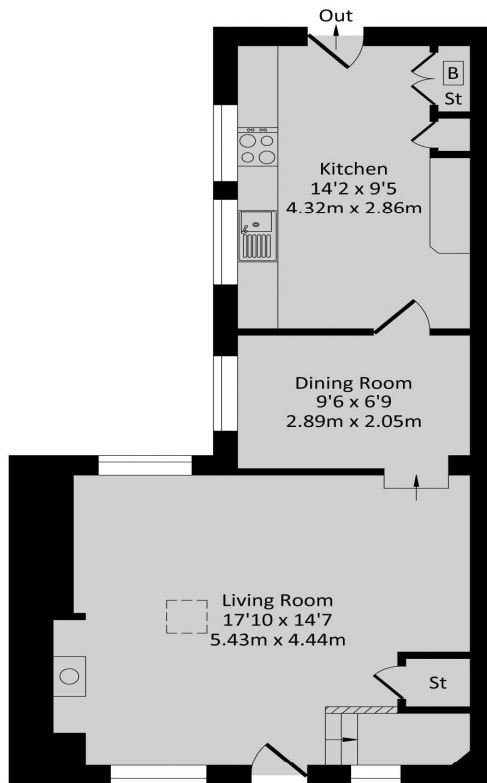
Agents Note

The property is Grade II Listed.

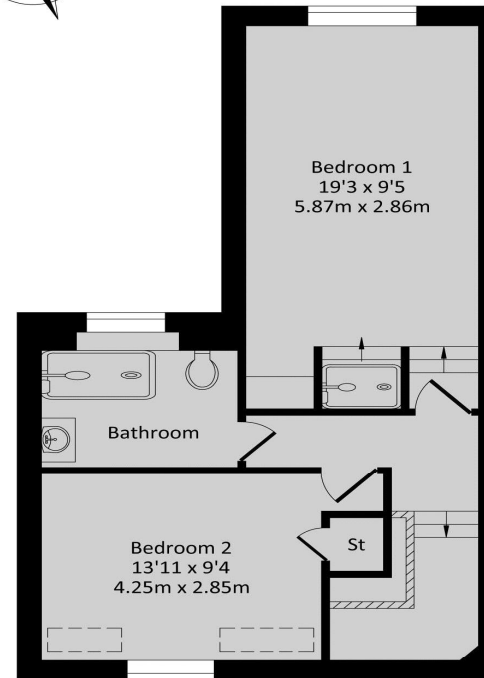
Guide Price: £310,000



Ground Floor
Approx. Floor
Area 480 Sq.Ft.
(44.60 Sq.M.)



First Floor
Approx. Floor
Area 439 Sq.Ft.
(40.80 Sq.M.)



Total Approx. Floor Area 919 Sq.Ft. (85.40 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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 no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit the 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.



rightmove



ROUND & JACKSON
ESTATE AGENTS