



West Street  
Shutford





# 2 Weavers Row, West Street

Shutford, Banbury, OX15 6PH

O.I.E.O £250,000

A three bedroom stone built property located within this desirable and pretty village.

## The Property

2 Weavers Row, Shutford presents an opportunity to purchase a three-bedroom home in a beautiful village for under £300,000. The property is constructed of local honey coloured, Horton stone with accommodation arranged over two floors. To the ground floor there is an entrance hall, utility room, sitting room, dining room with semi open plan access to a modern re-fitted kitchen. To the first floor there are two double bedrooms and a single bedroom, a shower room and separate WC. To the rear of the property there is an enclosed garden.

## Entrance Hall

With a double glazed door to the front, stairs rising to the first floor, understairs storage recess, built in cupboard, doors to;

## Utility Room

A useful room with space and plumbing for appliances.

## Sitting Room

A pleasant reception room with a window to the rear garden, stone ornamental fireplace.

## Dining Room

Window to the front, wood effect laminate flooring, semi open plan access to;

## Kitchen

A modern, re-fitted kitchen with wall and floor cabinets with neutral pale green fronts and wood effect work surfaces incorporating a one and half bowl sink and drainer unit, built in fridge, built in microwave, space for cooker with fitted extractor hood over, wood effect laminate flooring, door to rear lobby.

## Rear Lobby

With space for a tumble drier, power connected, door to the rear garden.

## First Floor Landing

Hatch to loft space, built in airing cupboard housing the hot water cylinder, doors to;

## Bedroom One

A large double bedroom with a built in double wardrobe, window to the rear with views of St Martins Church.

## Bedroom Two

A double bedroom with a single built in wardrobe, window to the rear with views of St Martins Church.

## Bedroom Three

A single bedroom with a window to the front with outlooks across the countryside.

## Shower Room

Fitted with walk in corner shower cubicle with an electric shower, wash basin, tiled splashbacks, obscure glazed window to the front.

## WC

Fitted with a toilet, high level window to the front.

## Garden

An enclosed rear garden with a patio, small lawn and a gravelled area, garden shed and gate to the rear. To the front of the property there is pretty, walled garden area with a wrought iron gate to the foot path.

#### Directions

From Banbury proceed in a westerly direction towards Shipston-on-Stour. Turn right where signposted to North Newington. Travel through North Newington and continue onto Shutford. Travel into the village and take the second right into West Street. The property is located on the right hand side and be recognised by our for sale board.

#### Situation

Shutford is a picturesque village situated due west of Banbury and is surrounded by countryside and neighbouring villages. Amenities include The George & Dragon public house (temporarily closed), St Martin's Church and a Village Hall which is the hub of many village activities. The closest primary school is North Newington (2.5 miles) and the village is in the catchment for secondary schooling at The Warriner, Bloxham (5 miles) for which there is a school bus service. More facilities can be found in the nearby market town of Banbury (6 miles) with a wide range of shops and supermarkets and a mainline train link and access to the M40, both providing direct access to Oxford, London & Birmingham.

#### Services

All mains services connected with the exception of gas.

#### Local Authority

Cherwell District Council. Tax band C.

#### Viewing arrangements

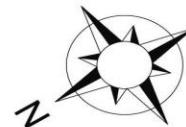
Strictly by prior arrangement with Round & Jackson.

#### Tenure

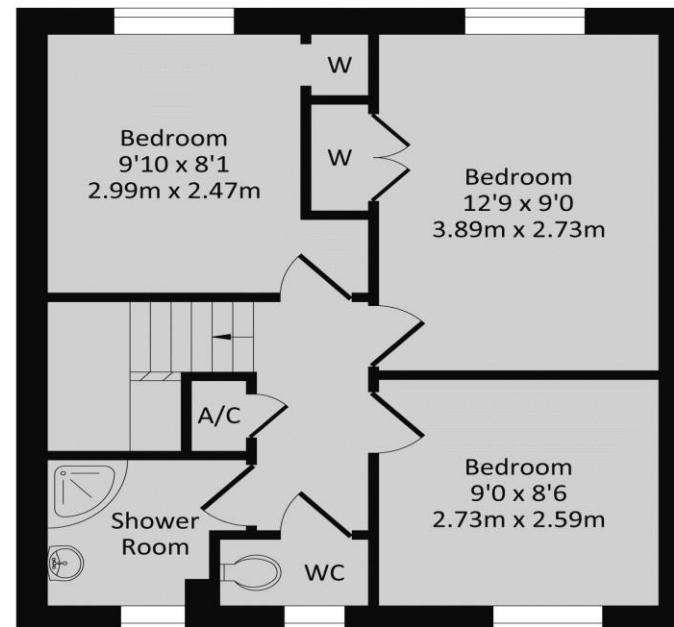
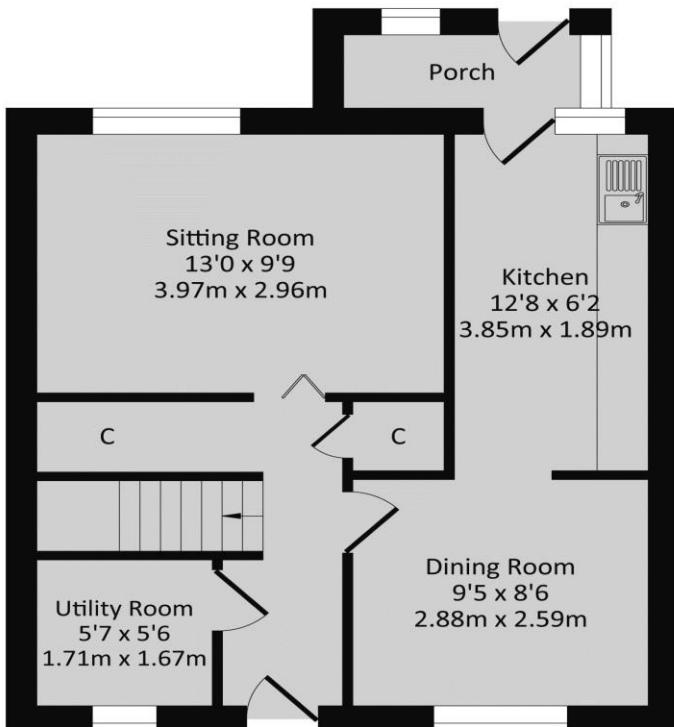
A Freehold property



Ground Floor  
Approx. Floor  
Area 448 Sq.Ft.  
(41.60 Sq.M.)



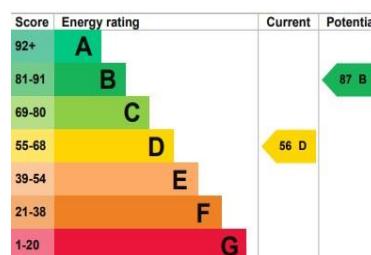
First Floor  
Approx. Floor  
Area 420 Sq.Ft.  
(39.0 Sq.M.)



**Total Approx. Floor Area 868 Sq.Ft. (80.60 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.



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