The Old Reading Room, Main Street
Mollington, Oxfordshire, OX17 1BD

Approximate distances
Banbury 5 miles
Southam 13 miles
Junction 11 (M40 motorway) 6 miles
Stratford upon Avon 22 miles
Leamington Spa 15 miles
Banbury to London Marylebone by rail approx 55 mins
Banbury to Birmingham by rail approx 50 mins
Banbury to Oxford by rail approx 17 mins

A CHARming and CHARACTERful COTTAGE WITH SPACIOUS ACCOMMODATION LOCATED WITHIN THIS HIGHLY REGARDED VILLAGE.

Hall, dining/ family room, spacious sitting room, study area, re-fitted kitchen, two large double bedrooms, family bathroom, period features, front and rear gardens, off road car parking.

£320,000 FREEHOLD
Directions
From Banbury proceed in a Northerly direction towards Southam (A423). After approximately 5 miles turn left into Mollington. Travel along the Main Street where the property will be found

Situation
MOLLINGTON lies approximately 5 miles north of Banbury and within the village there is a parish church, public house and village hall. Junction 11 of the M40 motorway will be found on the eastern outskirts of Banbury and junction 12 at Gaydon is about 10 minutes drive.

The Property
THE OLD READING ROOMS is a charming period cottage which is offered in excellent decorative order and has spacious accommodation with some lovely character features. We have prepared a floorplan to show the room sizes and layout of the property as detailed below. Some of the main features include:

* Stone built period cottage.
* Highly regarded village.
* Period features including exposed stone work, fireplaces, doors and flooring.
* Re-fitted kitchen with traditional style eye level cabinets and base units and drawers with wooden worktops housing a sink and drainer. Space for fridge/freezer, cooker and dishwasher or washing machine (space and plumbing for washing machine also in dining room cupboard).
* Spacious dining/ family room with high ceiling, a fireplace and large window to front.
* Spacious sitting room with study area and built in storage. Fireplace with wood burning stove and doors opening onto the garden.
* On the first floor there are two very large bedrooms both with built-in wardrobes.
* The family bathroom is fitted with a white suite comprising a panelled bath with shower over, WC, wash hand basin.
* Outside to the front there is a block paved drive which has one car parking space. There is also an enclosed paved front garden. The rear garden extends to approximately 30ft and is fairly low maintenance. There is a paved patio adjoining the house and a lawned area with flower and plant borders.

Services
All mains services all connected with the exception of gas.

Local Authority
Cherwell District Council. Council tax band C.

Viewing
Strictly by prior arrangement with the Sole Agents Anker & Partners.
Agents note
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description herein is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Survey & Valuation
Should you decide to purchase elsewhere in the Banbury area (via another Estate Agent) do please bear in mind that our Partner Robert Moore is a Chartered Surveyor and he is able to undertake Building Surveys, Home Buyer Reports and Valuations for all purposes. Discounted fee terms are available when simultaneous mortgage valuation work is carried out.

EPC
A copy of the full Energy Performance Certificate is available on request.

Ground Floor
Approx. Floor Area 541 Sq.Ft.
(50.22 Sq.M.)

First Floor
Approx. Floor Area 403 Sq.Ft.
(37.41 Sq.M.)

Total Approx. Floor Area 943 Sq.Ft. (87.63 Sq.M.)

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

EPC

Energy Efficiency Rating

A - Excellent
B - Very Good
C - Good
D - Poor
E - Very Poor
F - Very Poor
G - Inefficient

Environmental impact (CO₂) Rating

A - Excellent
B - Very Good
C - Good
D - Poor
E - Very Poor
F - Very Poor
G - Inefficient

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit 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.