



MANORBIER HOUSE

7A VALLEY VIEW, GREAT BOURTON OX17 1QT

**King &
Woolley**
Estate Agents and Surveyors

Manorbier House

Valley View | Oxfordshire

Banbury 4 miles (London Marylebone by rail approx.. 1hr)
J11 M40 4 miles
(Distances are approximate)

An immaculately presented, detached family home enjoying a cul de sac setting in this popular and convenient village.

Light & spacious accommodation | Redecorated throughout | Refitted kitchen | Large, refitted bathroom
Beautifully tended garden | First floor country views from the front | Easy access Banbury & M40 |



Manorbier is an excellently presented and carefully maintained detached house offering spacious, extended accommodation. It enjoys a slightly elevated setting in a small cul de sac and from the front there are views over neighbouring bungalows, to open countryside. To the rear is a good-sized, well-tended garden with workshop whilst inside, the four bedrooms are complemented by two reception rooms. Both the kitchen/ breakfast and bathroom have been refitted in recent years, the latter being of generous size and including both bath and shower.

The pretty village of Great Bourton lies about 4 miles north of Banbury with easy access also afforded to the M40. It has a church and pub with a popular primary school at nearby canalside village of Cropredy.



Accommodation

- Hall
- Cloakroom
- Sitting room
- Dining room
- Kitchen/ breakfast
- Utilty & store
- Landing
- Four bedrooms
- Bathroom
- Oil-fired heating
- Double glazing
- Gardens
- Forecourt parking

Outside

To the front is a large forecourt/ driveway providing parking for at least two cars. At the rear is a good-sized garden comprising a patio set below a gently sloping lawn with path and borders and a large, useful timber store/ workshop.

General

Services: Mains water, drainage and electricity. Oil-fired heating.

Council Tax: Band E (£1921.45 - £2068)

Local Authority: Cherwell District

Directions

From Banbury travel north on the A423 Southam Road until Great Bourton is signed to the right. Continue into the village, passing the church on the left, before finding Valley View on the left.

Guide: £350,000

