



5 Mill Lane, Adderbury, OX17 3LP

Offers Over £400,000

## With planning already in place, this cottage offers the chance to mould it to your taste!!

A rather pretty cottage tucked away near the bottom of the lane, by the church. Two bedrooms, large living room and separate dining room, parking to the front, and a lengthy garden overlooking an expanse of pastureland. Planning approved to extend to 3 bedroom and available upon request. NO CHAIN.

Adderbury is one of the most vibrant communities in North Oxfordshire - go to [www.adderbury.org](http://www.adderbury.org) for a fantastic guide to the village. Its history dates back to Roman times, although like many areas, the village really took off through the expansion of agriculture during the 16th and 17th centuries. Today the village is a delight, with amenities ranging from the lakes nearby, which are a classified nature reserve, through to a post office, hairdressers, local store, superb local pubs and even a library. There is also a highly regarded first school in the village, which feeds through to a choice of several very good local secondaries, plus renowned private schools an easy drive away.

Cobb Cottage is a lovely house tucked away down a lane opposite the wonderful church, away from noise and traffic. It dates to the 19th century and sits in a great position overlooking meadows and fields beyond, while still being within walking distance of all the amenities of this wonderful village. NOTE: It also has planning in place to extend to three bedrooms as well as building a studio/ work space in the garden.

The front door opens into a sizeable living room with a large window to the front flooding the room with light. There is also a window seat from which you can enjoy the view of the church opposite. This room also features a rather stylish modern electric fireplace. Behind it a hallway reaches first the kitchen on the left. This is equipped with a range of units on three sides, with a gas hob, oven and fridge all built in, with a splendid view over the garden and fields behind. To the right of the hall there is a generous under stairs cupboard, and to the rear the dining room is fully glazed across the garden side, affording the same wonderful view over the garden. Nb there is also a cloak room to the side.

Upstairs two bedrooms are both equipped with wardrobes. The larger of the two also retains its charming original fireplace, unusually fitted to the corner - which increases the useable wall space. It's a great size, a very generous double. And the smaller of the two is equally a double room, pleasant and well proportioned. Serving both, the bathroom is quite some size and, unusually, features both a bath and separate shower. There is also an airing cupboard.

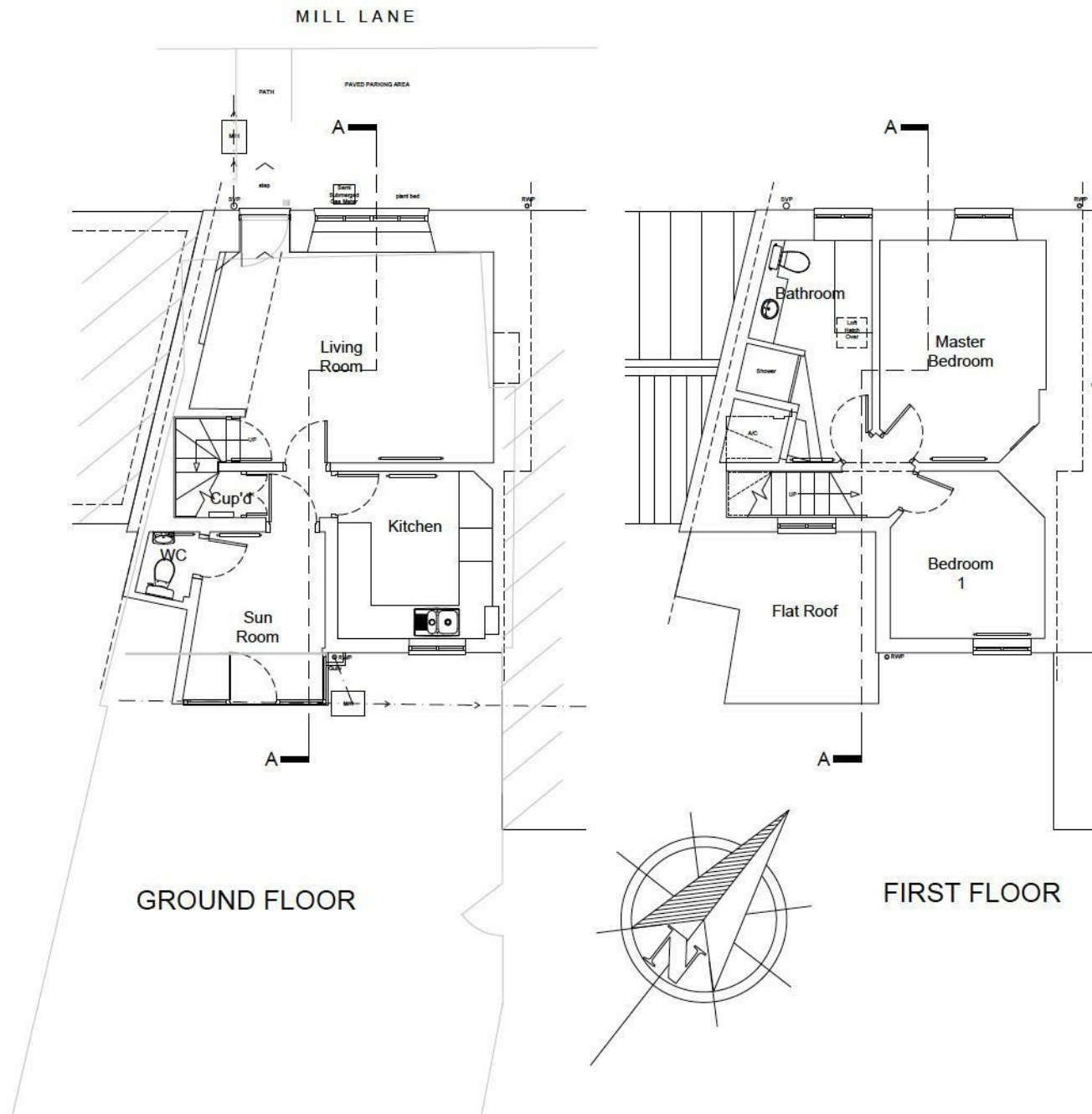
Outside to the front a paved area provides parking, in a small lane serving only a few houses and set opposite the most adorable church. At the rear of the house the garden stretches a good length down to the rear wall, beyond which are several fields with trees in the distance. This is enclosed, mainly lawn, with some pretty plants to the borders. It's a jolly peaceful spot with huge potential - not least the outside office building, the plans for which are already approved and can be provided, along with the rest of the planning permission.

Main water, gas, electricity  
Cherwell District Council  
Council Tax Band D  
c.£2,000 p.a. 2021/22

- Two bedrooms with storage
- Fully fitted kitchen
- Parking to front
- Downstairs cloakroom
- Lovely, light living room
- Bathroom with shower & bath
- Quiet lane location
- Dining/Garden room
- Lovely gardens
- Approved plans to extend to 3 Bed







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

to discuss this property or to arrange a viewing please call, or drop us a line [interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

**01869 343600**

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