



MAXWELLS





**1 The Old Elephant & Castle, Causeway, Banbury, Oxfordshire. OX16 4SN**  
**From £451,250 - Freehold**



## PROPERTY DESCRIPTION

Fantastic deals available on this property. The developer will be **paying the stamp duty** saving you £12,562 when paying the asking price. They are also offering a part exchange option should you have a property to sell. Please ask for further information.

Believed to date back to the late 1700's and located within a close walk of the train station and town centre is this completely renovated, Grade II Listed ironstone house. Offering four bedrooms, a kitchen/dining room, allocated parking and large outbuildings this is a truly unique home.

Forming part of The Old Elephant & Castle, this unique house offers a wealth of accommodation arranged over three floors including a sitting room, kitchen/dining room, cloakroom and large entrance hall on the ground floor. Two large double bedrooms and a family bathroom with four piece suite to the first floor and two more large double bedrooms plus a shower room to the second floor. All bedrooms have fitted wardrobes.

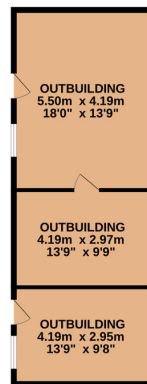
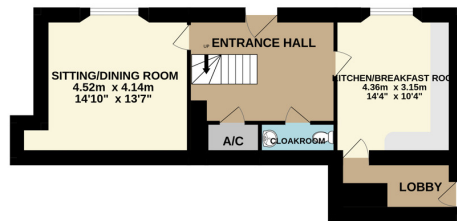
There is a patio garden to the rear of the house with large timber double gates providing access to the front of the house plus three big outbuildings that could be converted into a home office, gym, studio or even an annexe for family to stay in (subject to planning). Within the rear courtyard is allocated parking for two cars which can be accessed via Causeway.

Although the property is freehold there will be small management fee payable to contribute to the communal external lighting and is expected to be £100 per annum.

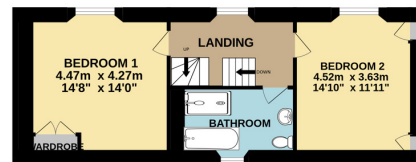
## POINTS OF INTEREST

- Grade II Listed Ironstone House
- Believed To Date From The 1700's
- Four Double Bedrooms With Fitted Wardrobes
- Sitting Room with Character Window Seat
- Kitchen/Dining Room with Character Window Seat
- Cloakroom
- Family Bathroom
- Shower Room
- Three Outbuildings
- Two Allocated Parking Spaces

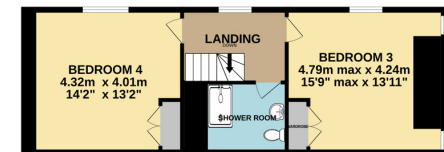
GROUND FLOOR  
108.2 sq.m. (1165 sq.ft.) approx.



1ST FLOOR  
50.8 sq.m. (547 sq.ft.) approx.



2ND FLOOR  
51.3 sq.m. (552 sq.ft.) approx.



TOTAL FLOOR AREA : 210.4 sq.m. (2265 sq.ft.) approx.

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 and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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