



MAXWELLS



**The Rectory, Marston St Lawrence, Banbury, Northamptonshire. OX17 2DB**  
**Guide Price £650,000 - Freehold**



## PROPERTY DESCRIPTION

Located on the edge of this delightful village and situated on a plot measuring approximately 1/3 of an acre is this substantial family home offering a wealth of accommodation, plenty of driveway parking and a large detached double garage. The property does not require modernising but represents an exciting opportunity to make this property your own.

The Rectory is set back from the road with white gates leading to the large, block paved driveway which provides off road parking for many vehicles. The driveway continues along the side of the property to the detached double garage at the rear while a timber gate offers pedestrian access to the enclosed front garden.

The accommodation is predominantly laid out on the ground floor and includes three reception rooms with the largest having double glazed French doors leading out to the rear garden, a kitchen, utility room, three double bedrooms, two cloakrooms and a wet room. Stairs lead up to a large landing where you can find the fourth bedroom and a large cupboard plus access into the remainder of the loft measuring over 21' long.

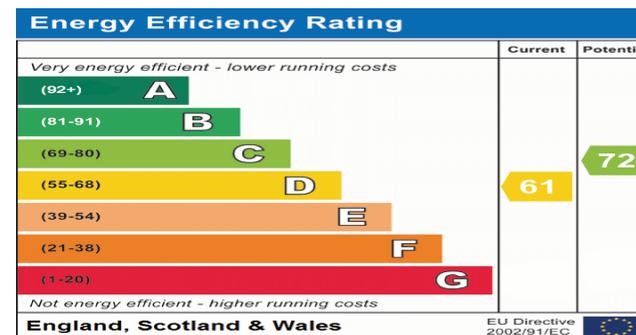
The plot is a large L-shape and measures approximately 1/3 of an acre (0.32 of an acre) and is westerly facing so enjoys plenty of sun. Adjacent to the rear of the property is a block paved patio area while the majority of the garden is laid to lawn with borders containing a variety of shrubs and flowers. The detached double garage has two up and over doors, a window to the rear aspect and a pedestrian door to the side. It offers power and light connections plus plenty of space to create a loft store into the A-frames.

Agents note: there is no mains gas to the village of Marston St Lawrence so heating and hot water is currently provided using an oil fired boiler. The property is connected to the following mains services; water, drainage, sewerage and electricity.

Restrictions & Covenants: the property has a covenant on the title which prohibits using the plot for the development of multiple properties. A covenant is in place that will require the purchaser to change the name or have it just as a property number, any reference to "The Rectory" will not be allowed.

## POINTS OF INTEREST

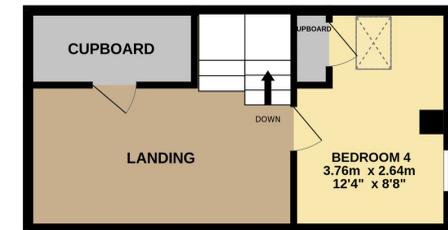
- Delightful Village Location
- Substantial Detached Family Home
- Four Double Bedrooms
- Three Reception Rooms
- Plot of Approximately 1/3 of an Acre
- Detached Double Garage
- Westerly Facing Rear Garden
- Gated Driveway Parking
- Wet Room With Two Further Cloakrooms
- Requires Modernisation



DETACHED DOUBLE GARAGE  
28.3 sq.m. (305 sq.ft.) approx.

GROUND FLOOR  
139.7 sq.m. (1504 sq.ft.) approx.

1ST FLOOR  
27.5 sq.m. (296 sq.ft.) approx.



TOTAL FLOOR AREA : 195.6 sq.m. (2105 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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