



South Newington Oxfordshire

Mark David

ESTATE AGENTS



The
Lyall

SOUTH NEWINGTON OXFORDSHIRE

A Beautifully Presented Four Double Bedroom Detached Residence set in a Third of an Acre of Mature Landscaped Gardens.

Entrance Porch With Tiled Floor, Hardwood Door to

Spacious Entrance Hall Stairs to First Floor, Understairs Cupboard, Herringbone Wood Floor, Built in Clothes Cupboard, Doors to Reception Rooms

Cloak Room White Suite of Low Level WC, Handwash Basin, Electric Towel Rail

Sitting Room Attractive Log Burning Stove with Stone Surround and Hearth, Herringbone Wooden Floor, Range of Built-in Cupboards and Shelves, Secondary Double Glazed Windows to Front and Side Aspects. Picture Rail

Dining Room Attractive Open Fireplace with Stone Surround and Hearth, Herringbone Wooden Floor, Secondary Double Glazed Window to Front Aspect, Picture Rail

Garden Room Double Glazed Windows & French Doors to Rear Garden, Wooden Floor, Picture Rail, Double Glazed Doors to

Kitchen/Breakfast Room Fitted with a Range of Matching Wall and Base Units with Worksurfaces, Electric Cooker Point, Fitted Fridge/Freezer, Fitted Microwave, Fitted Dishwasher, Concealed Lighting Beneath Wall Units, Exposed Wooden Floor, Double Glazed French Doors to Rear Garden, Double Glazed Doors to Garden Room, Door to

Utility Room Double Bowl Sink Unit with Cupboards under, Range of Wall Units, Double Glazed Window to Rear Aspect, Hardwood Door to Side Path, Plumbing for Washing Machine and Tumble Dryer, Door to Garage

Garage Double Wooden Doors to Front with Light and Power, Central Vacuum System, Free Standing Oil Central Heating Boiler, Hot Water Cylinder

Guide Price: £1,000,000





First Floor

Spacious Landing, Secondary Double Glazed Window to Rear Aspect, Built in Cupboard into Eaves, Access by Built in Ladder to Boarded and Lit Loft, Picture Rail

Master Bedroom Double Glazed Window to Rear Aspect, Picture Rail

En-Suite Bathroom Panelled Bath with Shower Over, Pedestal Hand Wash Basin, Low Level WC, Part Tiled Walls, Malmo Vinyl Plank Floor, Double Glazed Velux to Front Aspect

Guest Bedroom Secondary Double Glazed Window to Front Aspect, Picture Rail

En-Suite Shower Room Shower Cubicle, Pedestal Hand Wash Basin, Low Level WC, Part Tiled Walls, Tiled Floor, Double Glazed Velux to Front Aspect

Bedroom Three Secondary Double-Glazed Window to Front Aspect, Range of Built-in Wardrobes, Picture Rail

Bedroom Four Double Glazed Window to Rear Aspect, Picture Rail

Family Bathroom White Suite of Panelled Bath with Shower Over, Pedestal Hand Basin, Low Level WC, Part Tiled Walls, Vinyl Floor, Double Glazed Velux to Side Aspect

Front Garden

Enclosed by Attractive Dry Stone Walls, Own Gravelled Driveway with Parking for Several Vehicles that Lead to the Garage. The Gardens are Laid to Lawn with Well-Stocked Flower and Shrub Beds and Borders that Lead Round to the Rear Garden

Rear Garden

Mainly Laid to Lawn with Well-Stocked Flower and Shrub Beds and Borders. Paved Patio Outside Breakfast Room, Further Decked Seating Area and Painted Wooden Summer House. The Garden has Mature Trees and Through the Far Hedge is a Well Tended Vegetable Garden with Raised Beds, Fruit Trees, Greenhouse and Shed. Compost Bins. A Brick and Gravel Path Leads Under a Pergola Around the Patio Area to the Oil Tank and Path to the Drive.

The Property Benefits from Oil Central Heating and Double Glazed Windows. All Bathroom Radiator/Towel Rails have Alternative Electric Heating for Summer.



SITUATION & AMENITIES

South Newington is a popular Conservation Area village situated between the market towns of Chipping Norton and Banbury in undulating Oxfordshire countryside, close to the north Cotswolds. Facilities within the village include a parish church, fine-dining pub, children's play area and well-utilised village hall. Further local facilities can be found at Bloxham, just 2 miles away and offers a wide range of amenities including shops, three public houses, a parish church, post office, doctors' and dental surgeries. There are both primary and secondary schooling with 6th form and the world renowned Bloxham (Boys and Girls) and Tudor Hall (Girls) Boarding Schools. Soho Farmhouse is approximately 5 miles away.

DISTANCES

Banbury c. 6 miles

Chipping Norton c. 7 miles

Oxford c. 23 miles

Birmingham c. 58 miles

London c. 78 miles

Banbury M40 Junction 11 c. 10 miles

Banbury to London Marylebone c. 1 hour

Banbury to London Paddington c. 1 hour 20 mins





SERVICES

The property has oil fired central heating throughout. Mains drainage, water and electricity are also connected to the property

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Any other items are specifically excluded but may be made available by separate negotiation.

TENURE

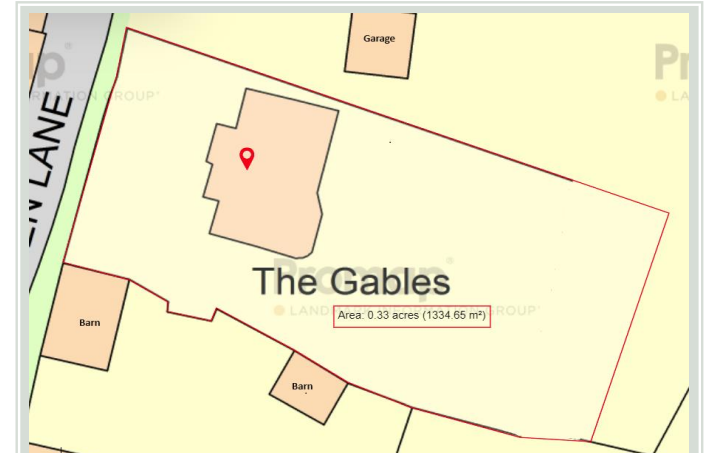
Freehold

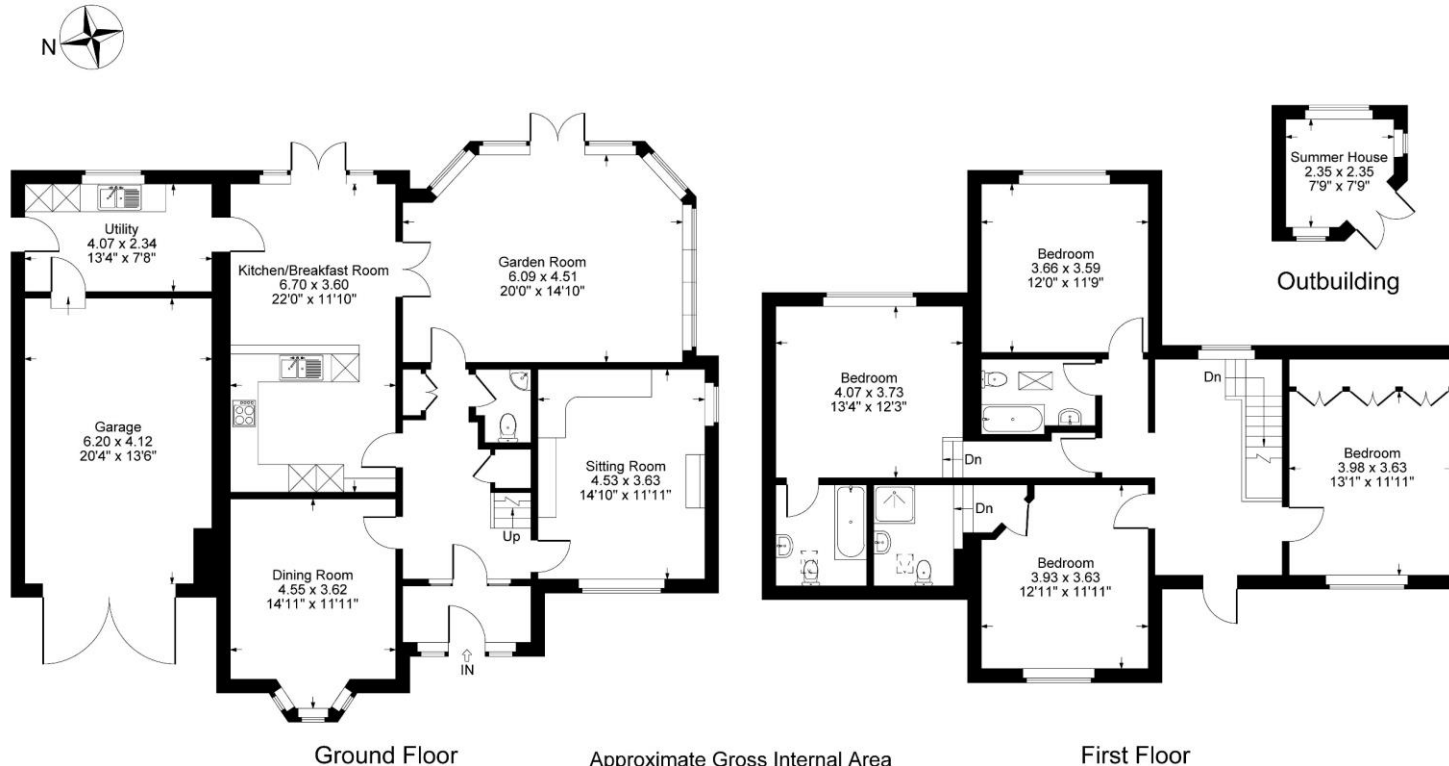
LOCAL AUTHORITY

Cherwell District Council
Tel: 01295 227001
Council Tax Band: F

VIEWINGS

Strictly by prior appointment only with the agents,
Mark David Estate Agents, Deddington
01869 338898





Approximate Gross Internal Area
 Ground Floor = 111.94 sq m / 1205 sq ft
 First Floor = 96.92 sq m / 1043 sq ft
 Outbuilding = 4.83 sq m / 52 sq ft
 Garage = 25.23 sq m / 272 sq ft
 Total Area = 238.92 sq m / 2572 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

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ESTATE AGENTS

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