



Claydon
Oxfordshire

Mark David
ESTATE AGENTS



CLAYDON

OXFORDSHIRE

A deceptively spacious three-bedroom detached bungalow with an independent self-contained annexe and garden room, backing onto open countryside.

Brief Main Residence Accommodation

Entrance Hall, Kitchen/Dining Room, Sitting Room,
Two Double Bedrooms, Third Bedroom/Study,
Family Shower Room.

Brief Annexe Accommodation

Bedroom/Office Space, Kitchen Area,
Shower Room.

Brief Outside Space

Own Driveway with Parking for Three Vehicles,
Front Garden, Enclosed Rear Garden,
Three Decked Seating Areas, Countryside Views,
Garden Room/Office.

The main property is fitted with solid oak doors and double glazing throughout, alongside energy-efficient features including solar panels and an air source heat pump.

In all about 1419 sq.ft./ 131.82 sq.m.

Guide Price: £525,000





MAIN ACCOMMODATION

Entrance Porch - Exposed stone wall, stone tiled floor, light, double glazed windows and front door to:

Entrance Hall - Walk in storage cupboard, access to loft, (3/4 boarded, lights added, re-insulated, loft ladder), power, vinyl wood effect flooring.

Sitting Room - Working fire-place and exposed stone wall, vinyl wood effect flooring, double glazed French doors to rear aspect with views over gardens and countryside.

Kitchen/Dining Room - Fitted with a range of matching wall and base units. Double electric oven, induction hob, cooker hood, tiled splash back, plumbing for washing machine and dishwasher, space for fridge/freezer. Two double glazed windows to front aspect, double glazed back door, tiled floor to kitchen area and vinyl wood effect floor to dining area.

Bedroom One - Built in wardrobes, double glazed window to rear aspect with views across countryside.

Bedroom Two - Built in wardrobes, double glazed window to front aspect.

Bedroom Three - Built in shelving, double glazed window to rear aspect.

Shower Room - Comprising of hand wash basin, low level WC and shower, tiled walls and floor, cupboard with shelving, and double glazed window to front aspect.

ANNEXE

A former brick-built garage that has been converted into a self-contained annexe/office space, benefiting from its own consumer unit, full electrical supply, hard-wired internet connection, and TV aerial connection. The annexe briefly comprises:

Lounge/Bedroom - Two double glazed windows to side aspect

Shower Room - Comprising of low level WC, hand wash basin, shower cubicle, tiled walls and floor, and a double glazed window to rear aspect.

Kitchen - Fitted with a sink and drainer and a range of matching cupboards and drawers.



OUTSIDE

Parking – Private driveway with parking for several vehicles

Front Garden: Laid to lawn with raised sleeper beds, shrubs, mature fruit trees and vines.

Benefiting from a blocked paved courtyard with decking area, three sheds, a log store, outside tap, and external power supply.

Rear Garden - South-west facing with an ornamental pond and rockery. Mainly laid to lawn and complemented by mature trees, shrubs, and fruit trees. Fully enclosed and backing onto open countryside, with an external power supply.

Garden Room – Double glazed French doors and double glazed windows to front and side aspect. Electric power supply and fully insulated with laminate flooring and downlights.

SITUATION & AMENITIES

Claydon is a small, picturesque North Oxfordshire village nestled in peaceful countryside just a short drive from Banbury. Known for its friendly, close-knit community, the village features charming period homes, attractive rural vistas and access to scenic walking routes including the Oxford Canal towpath. Despite its tranquil setting, Claydon is well connected, with nearby transport links to Oxford, Birmingham and London, plus convenient amenities in neighbouring villages and Banbury town. Offering an idyllic balance of rural living and accessibility, Claydon is an appealing location for those seeking a quiet yet well-placed village lifestyle.

DISTANCES

Banbury c. 7 miles

Daventry c.13 miles

Silverstone c. 17 miles

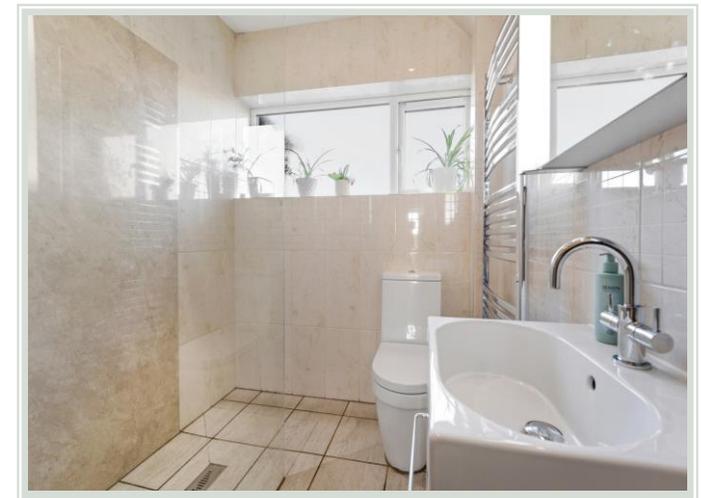
Warwick c. 19 miles

Chipping Norton c. 19 miles

Oxford c. 37miles

Birmingham c. 50 miles

London c. 89 miles





SERVICES

The main property is equipped with solar panels and an air-source heat pump. It is also connected to mains drainage, water, and electricity.

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
Council Tax Band: D

VIEWINGS

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

BUYERS PURCHASE FEE:

Please note that buyers are required to pay a Purchase Fee of £300 (inc. of VAT) to Mark David on offer acceptance, to process a new transaction.



Claydon Banbury, Oxfordshire OX17 1EZ
 Approximate Gross Internal Area
 Main House = 119.93 sq m / 1291 sq ft
 Outbuilding = 11.89 sq m / 128 sq ft
 Total = 131.82 sq m / 1419 sq ft

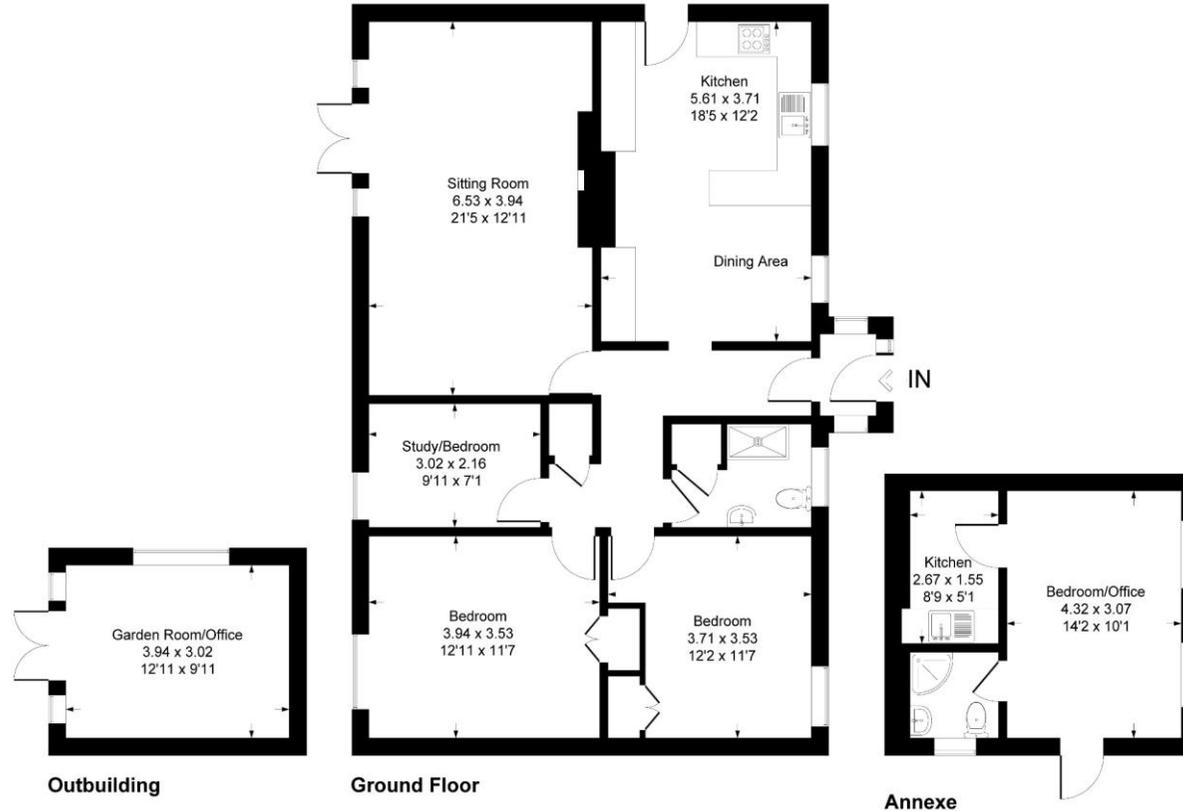


Illustration for identification purpose only, measurements approximate, and not to scale.

Mark David

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