



Wroxton

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A deceptively spacious three bedroom detached bungalow set in gardens of a quarter of an acre with countryside views to the front. End of chain.

Wroxton Heath is a small hamlet made up of a handful of properties surrounded by the villages of Wroxton, Hornton, Shenington and Bascote. There are two further primary schools in Wroxton and Hornton. Banbury is well placed for the M40 motorway, ideal for those who commute to London, Oxford or Birmingham and Banbury railway station provides mainline services around the country.

Excellent local secondary education is provided by Warriner School in Bloxham: for private education (boarding and day) Tudor Hall (girls), Bloxham Public School (co-ed), Warwick (boys) and Kings High (girls). Banbury is a strong commercial centre, but it is surrounded by the rolling hills of Oxfordshire and Warwickshire. For those who enjoy walking or a meal at a county pub, the Cotswolds are only minutes away by car.





The Property Briefly Comprises of:

- Spacious Entrance Hall
- Sitting Room
- Kitchen / Breakfast Room
- Dining Room / Bedroom
- Two Further Bedrooms
- Shower Room
- Gated Driveway
- Parking for Several Vehicles
- Garage
- Workshop



Guide Price: £530,000



Ground Floor

Approximate Gross Internal Area
 Ground Floor = 137.13 sq m / 1476 sq ft
 Garage = 14.75 sq m / 159 sq ft
 Total = 151.88 sq m / 1635 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Local Authority:
 Cherwell District Council

Council Tax Band: E
 (Subject to change after completion)

Tenure
 Freehold

Distances
 Banbury c. 5 miles
 Banbury M40 J11 c. 7 miles
 Stratford Upon Avon c. 15 miles
 Gaydon M40 J12 c. 14 miles
 Chipping Norton c. 16 miles
 Leamington Spa c. 18 miles
 Oxford c. 28 miles
 Birmingham c. 42 miles
 London c. 83 miles

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