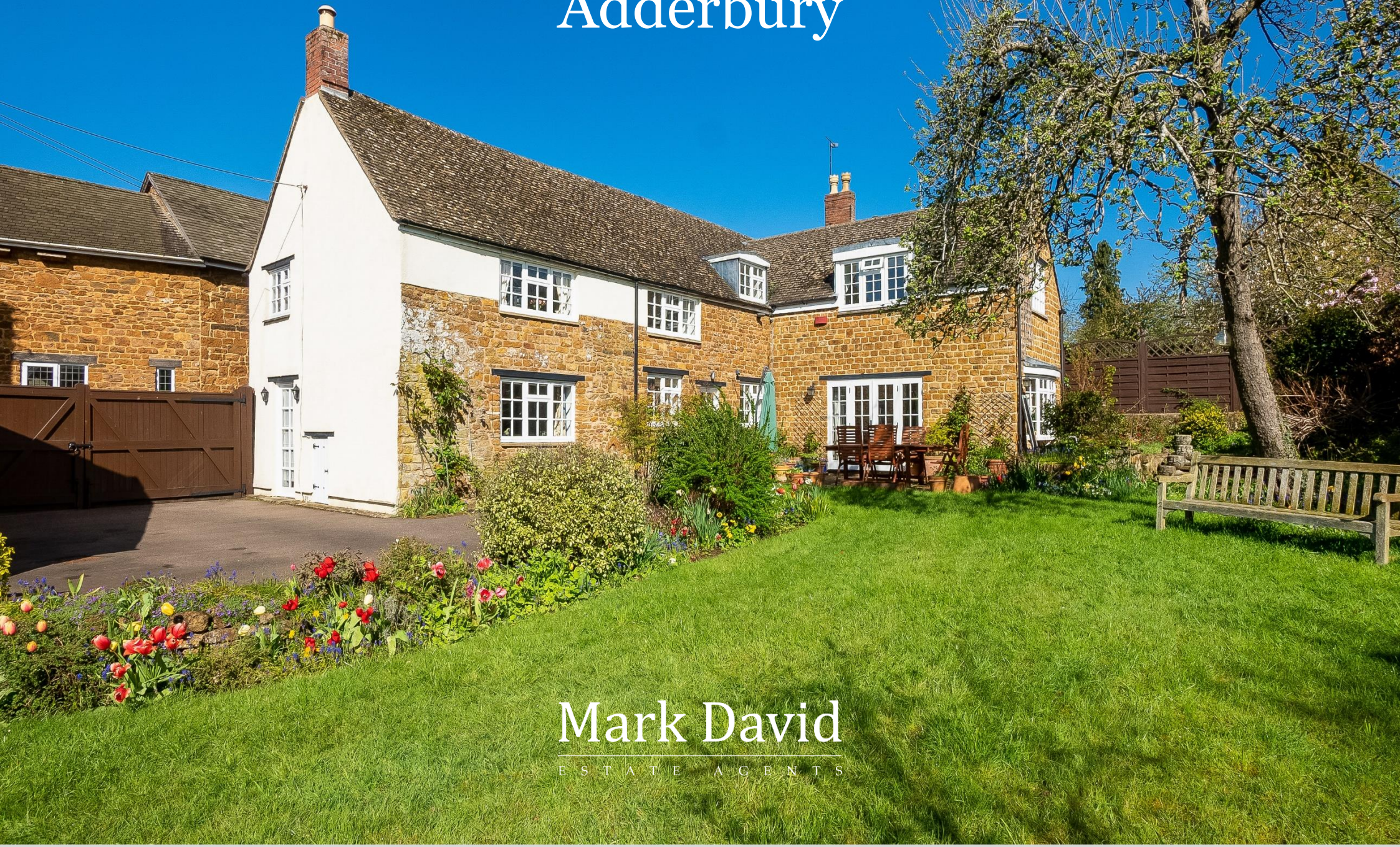


Adderbury



Mark David
ESTATE AGENTS



ADDERBURY

An attractive period cottage set at the end of a quiet 'no through road' and adjoining open countryside with gardens of just under ¼ of an acre.

Kitchen/Breakfast Room.
Separate Dining Room.
Large open plan Sitting Room.

Master Bedroom with En Suite.
Family Bathroom.
Four further Bedrooms.

Pretty walled Garden laid to lawn.
Detached Garage and Garden Shed.
Parking for numerous Vehicles.
South Facing.





ACCOMMODATION

GROUND FLOOR

Entrance hall with cloakroom and stairs to first floor.

Kitchen/breakfast room with door to rear aspect, tiled flooring and a range of wall and floor units.

Separate dining room with inglenook fireplace, door to the side and windows to the front and rear aspect.

Large, open plan sitting room with French doors leading onto the patio and rear garden, log burner and windows to front and rear aspect.

FIRST FLOOR

Master bedroom with en-suite shower room and windows to rear and side aspect, built in wardrobes.

Family bathroom with windows to rear aspect.

Bedroom 2 with windows to rear aspect.

Bedroom 3 with windows to rear aspect.

Bedroom 4/study with windows to side aspect.

Bedroom 5 with windows to the front aspect.

OUTSIDE

Detached garage housing the oil-fired central heating boiler.

Parking for numerous vehicles.

Garden shed.

Pretty walled garden, of just less than a ¼ of an acre laid to lawn with attractive herbaceous borders, well stocked flower and shrub beds and apple trees. A paved patio area for alfresco dining and a south facing terrace. Completely enclosed with a South Facing aspect offering a high degree of seclusion and privacy.



The picturesque village of Adderbury offers many amenities including a hotel and four Public Houses offering good food, Hairdressers, Library, Coffee Shop, Recreation Ground, and the Church of St Mary. The village has a good community spirit and offers many clubs ranging from babies and toddlers' groups, to Brownies, Scouts, Photography, Gardening, WI, Bowls, Cricket, Tennis and Squash.

Also, within the village there is the Christopher Rawlins Church of England primary school. Secondary education can be found at Bloxham – the Warriner School or Bloxham School which is an independent co-educational school catering for boarders and day pupils. Alternatively, secondary education can be found at Banbury - Blessed George Napier School or North Oxfordshire Academy. Further comprehensive facilities can be found in both Banbury and Oxford whilst access to the M40 motorway can be gained at Junctions 10 or 11. Mainline stations are also available from both Banbury and Bicester.

Deddington c. 3 miles

Banbury c. 4 miles

Chipping Norton c. 13 miles

Oxford c. 21 miles

Birmingham c. 55 miles

London c. 74 miles





SERVICES

The property has oil 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

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

VIEWINGS

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



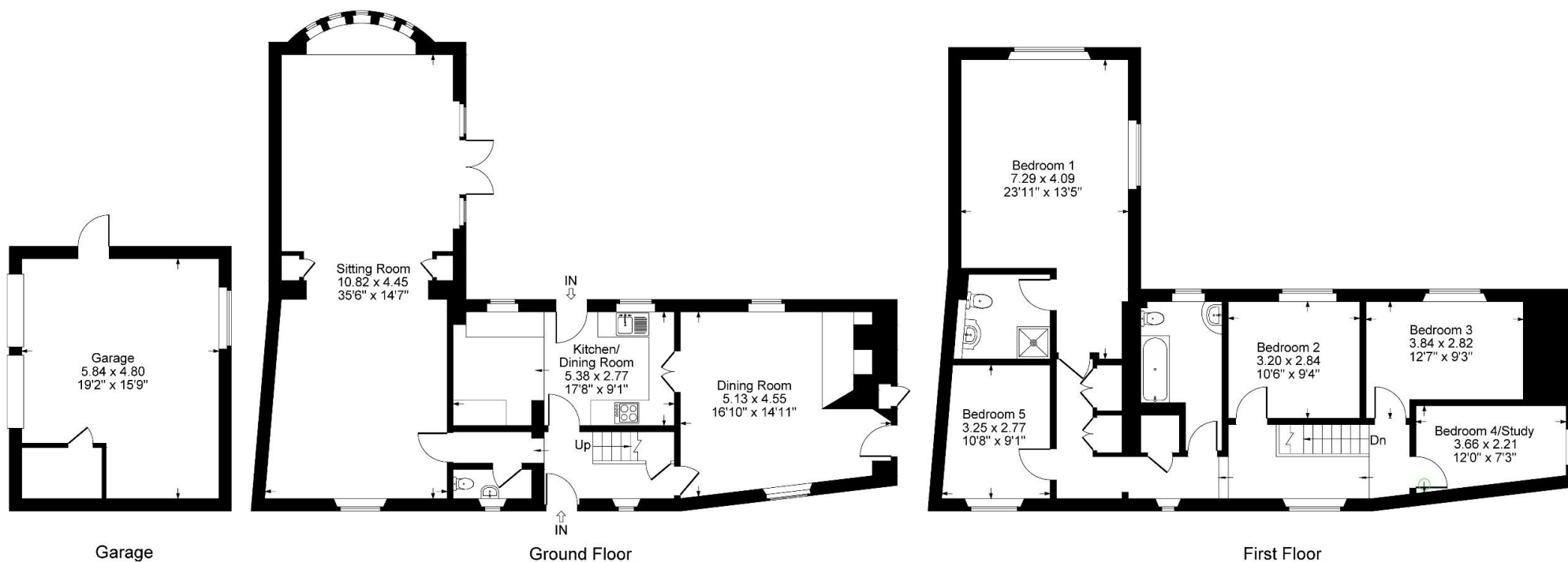


Approximate Gross Internal Area = 187.08 sq m / 2014 sq ft

Garage = 28.04 sq m / 302 sq ft

Total Area = 215.12 sq m / 2316 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



Mark David

ESTATE AGENTS

www.mark-david.co.uk
www.mayfairoffice.co.uk

Market House, Market Place, Deddington
OX15 0SB
Tel: 01869 338898
Email: deddington@mark-david.co.uk

London Branch
The Mayfair Office, Cashel House,
15 Thayer Street, London, W1U 3JT
Tel: 0207 467 5330

Branches also at: Banbury, Chipping Norton & London

Important Notice

Mark David Estate Agents for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Mark David Estate Agents have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise. 4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries. 5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if traveling some distance.

M1206

