

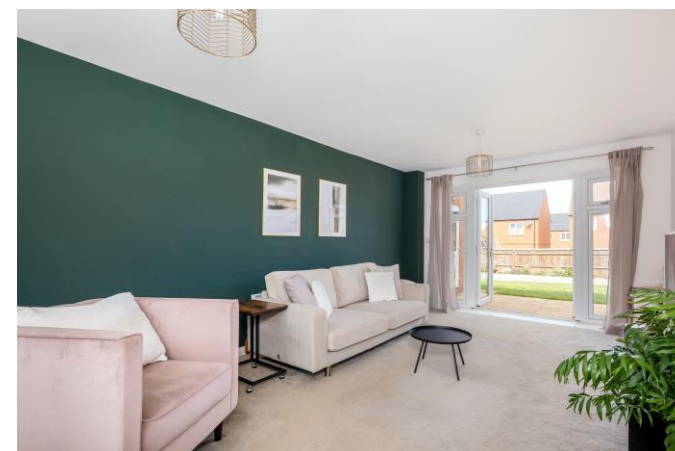


Adderbury

Adderbury

A superbly presented three bedroom semi-detached house on a select, small development with a garage, driveway, parking and a larger than average garden.

The picturesque village of Adderbury offers many amenities including a Hotel and four Public Houses offering good food, Hair Dressers, 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.





The Property Briefly Comprises of:

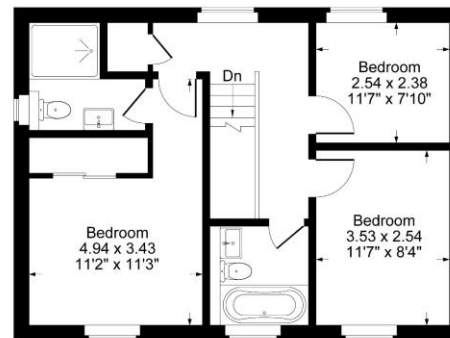
- Entrance Hall
- Kitchen / Dining Room
- Sitting Room
- Cloakroom
- Master Bedroom with Ensuite
- Two Further Bedrooms
- Family Bathroom
- Driveway
- Garage
- Large Rear Garden
- Home Office

Guide Price: £425,000



Ground Floor

Approximate Gross Internal Area
 Ground Floor = 60.99 sq m / 657 sq ft
 First Floor = 49.83 sq m / 536 sq ft
 Garage = 16.96 sq m / 183 sq ft
 Total Area = 127.78 sq m / 1376 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



First Floor

Local Authority:
 Cherwell District Council

Council Tax Band: D

(Subject to change after completion)

Tenure
 Freehold

Distances
 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
 M40 Access c. 5 Miles
 London via Bicester c. 43 minutes

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