



Adderbury  
Oxfordshire



## Adderbury, Oxfordshire

An attractive five bedroom deceptively spacious stone built, link-detached residence tucked at the end of a private road, offering excellent family accommodation.

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.





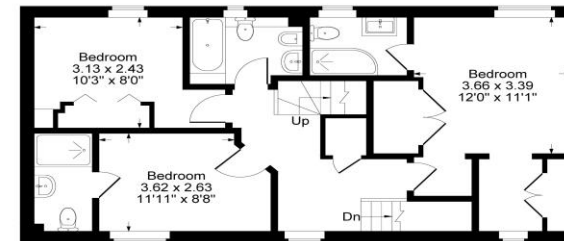
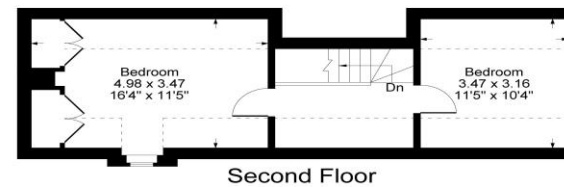
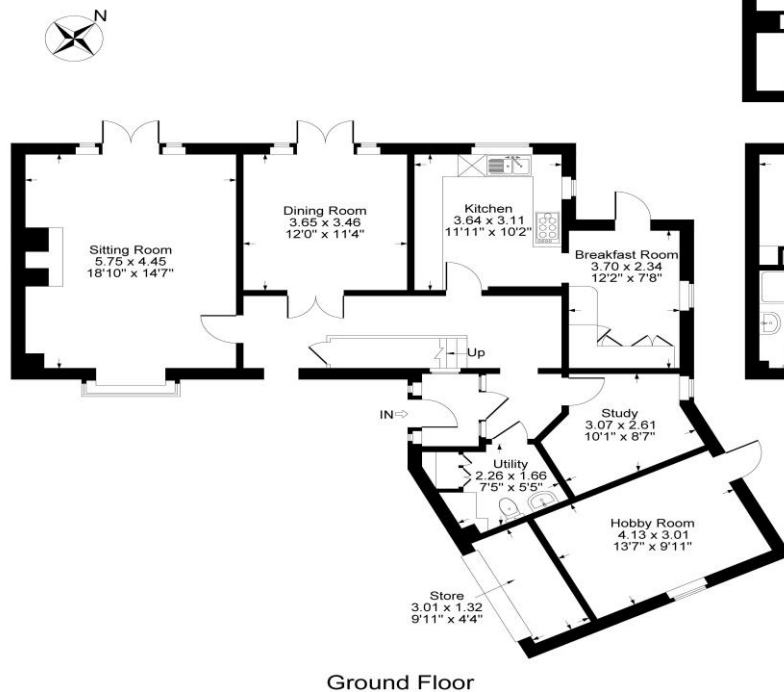
## The Property Briefly Comprises of:

- Link-Detached
- Entrance Hall
- Five Bedrooms
- Sitting Room
- Study
- Master Bedroom with En-Suite Shower Room
- Driveway with Off-Street Parking
- Garage
- Rear Garden Laid to Lawn with Paved Patio

*This Property Benefits from Gas Central Heating and Double-Glazed Windows.*

**Guide Price: £735,000**





Approximate Gross Internal Area  
 Ground Floor = 112.00 sq m / 1206 sq ft  
 First Floor = 65.09 sq m / 701 sq ft  
 Second Floor = 36.76 sq m / 396 sq ft  
 Total Area = 213.85 sq m / 2303 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

**Local Authority**  
 Cherwell District Council

**Council Tax Band**  
**F**  
 (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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