



Adderbury, Banbury,
Oxfordshire

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A thoughtfully designed four-bedroom stone-built home with a detached garage, situated in the popular and well-served village of Adderbury.

The picturesque village of Adderbury offers many amenities including a hotel and Public Houses, 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.

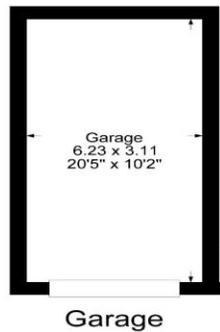




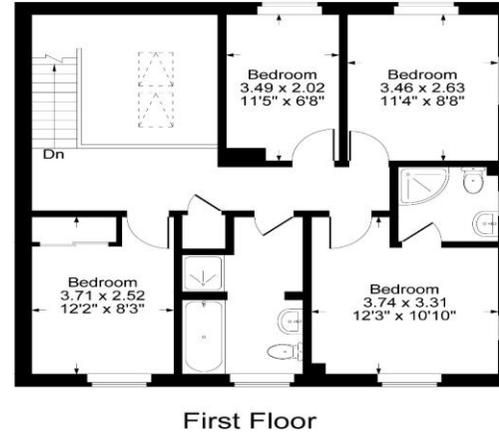
The Property Briefly Comprises of:

- Detached Residence
- Entrance Hall
- Cloakroom
- Office /Study
- Sitting Room
- Open Plan Kitchen/Dining/Family Room
- Master Bedroom with En-Suite Shower Room
- Three Further Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Own Driveway
- Garage
- Countryside Views
- No Onward Chain

Offers IEO: £625,000



Approximate Gross Internal Area
 Ground Floor = 70.37 sq m / 758 sq ft
 First Floor = 70.37 sq m / 758 sq ft
 Garage = 19.37 sq m / 209 sq ft
 Total Area = 160.11 sq m / 1725 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

- 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

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.

Mark David
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