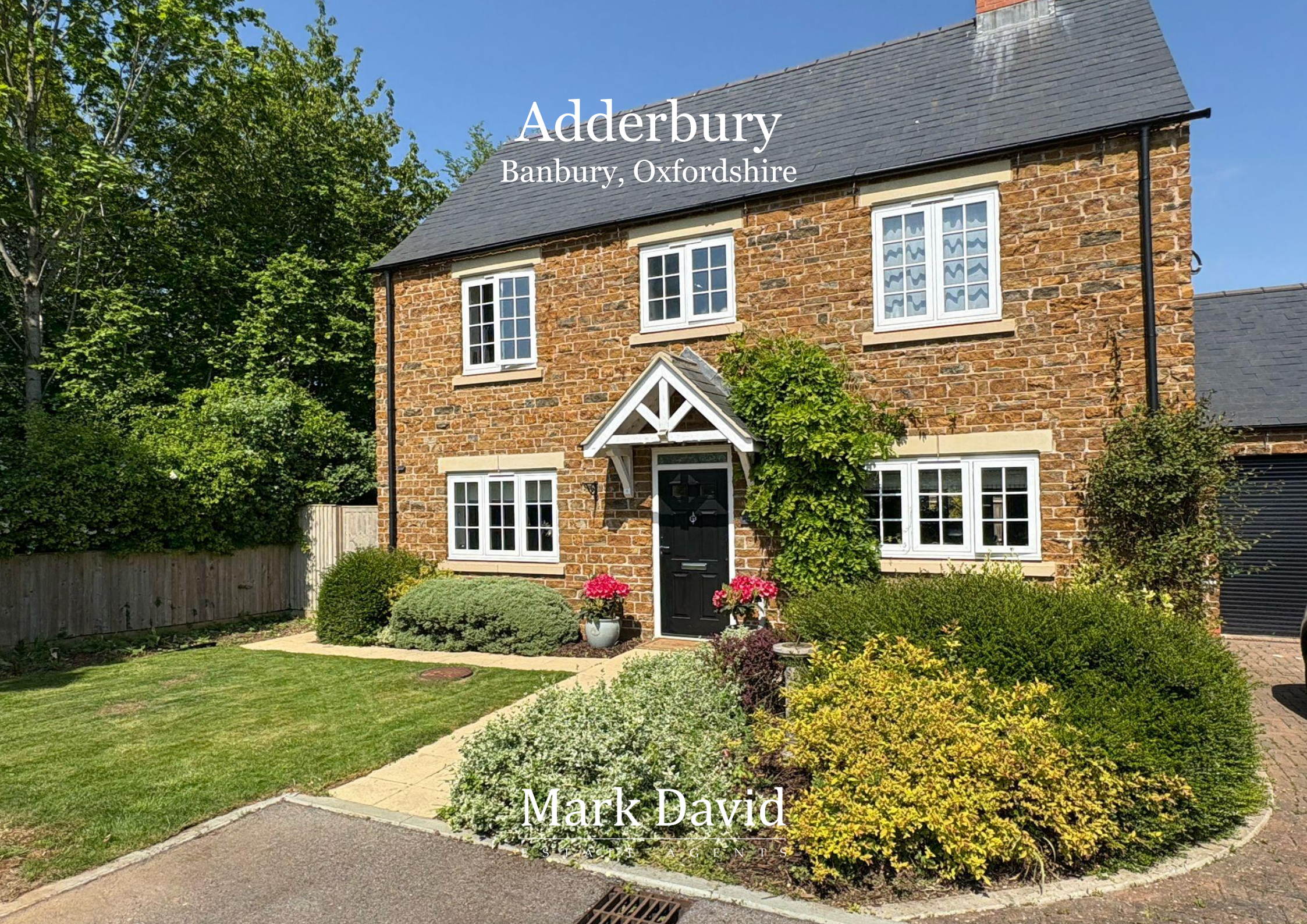


A two-story stone house with a black door and white window frames. The house is surrounded by a lawn and garden with various shrubs and trees. The text 'Adderbury' is written in a large, white, serif font, and 'Banbury, Oxfordshire' is written in a smaller, white, serif font below it.

Adderbury

Banbury, Oxfordshire

Mark David
ESTATE AGENTS



ADDERBURY

BANBURY, OXFORDSHIRE.

An exceptional stone built residence that has been tastefully improved, redesigned and modernised to provide a beautiful home with a private enclosed garden.

Brief Ground Floor Accommodation

Entrance Hall, Cloakroom, Sitting Room,
Kitchen/Dining Room, Laundry Room/Gym,
Storage Room.

Brief First Floor Accommodation

Master Bedroom, En-Suite Shower Room, Three
Further Double Bedrooms, Family Bathroom.

Brief Outside Space

Driveway, Parking for Several Vehicles, Enclosed
Private Rear Graden.

OIEO: £600,000





ACCOMMODATION

Pitched canopy porch to hardwood front door leading to

Entrance Hall – Mosaic tiled floor, stairs to first floor level, built-in cupboard.

Cloakroom – White suite of low-level W.C., hand wash basin, mosaic tiled floor, part panelled walls.

Sitting Room – Double glazed windows to front aspect, double glazed French doors to rear garden, attractive media centre with arch displays and shelving, attractive electric fire, panelled walls.

Kitchen/Dining Room – Recently fitted Kitchen, inset sink unit with quooker tap, range of matching wall and base units with quartz worksurfaces. Range of integrated appliances including Neff induction hob, integrated extractor unit within the central island with cupboards and draws below. Breakfast bar, larder fridge & freezer, dishwasher and bins, double glazed window to front aspect, double glazed french door with windows either side to rear garden, part panelled walls, secret door to

Laundry Room/Gym – Fitted with single bowl sink unit with cupboards and a range of wall and base units with worksurfaces, integrated fridge and freezer, plumbing for washing machine and dishwasher, laundry chute, double glazed door to rear garden, door to:

Storage Area – With roller electric door to driveway, wall-mounted gas central heating boiler.

First Floor Landing – Access to loft space, built-in airing cupboard.

Master Bedroom – Double glazed window to rear aspect, feature panelled wall.

En-suite Shower Room – White suite with walk-in double shower unit with shower and rain shower over, hand wash basin with vanity cupboard below, low-level W.C., mosaic tiled floor, part panelled walls, double glazed window to side aspect.

Dressing Room/Bedroom – Double glazed window to front aspect, range of built-in wardrobes, door to landing.

Bedroom – Double glazed window to front aspect, part panelled feature wall.

Bedroom – Double glazed window to rear aspect.

Family Bathroom – White suite comprising panelled bath with separate rain shower over, hand wash basin with vanity unit below, low-level W.C., part tiled and part panelled walls, mosaic tiled floor, double glazed window to front aspect.



OUTSIDE

Situated at the end of a private driveway serving two properties, lawn area to the front and parking for several vehicles with electric car charging point, flower and shrub beds, side pedestrian access to

Rear garden – Fully enclosed and private with extended paved patio area, lawn, well-stocked flower and shrub borders, outside lighting and electricity, storage sheds, enclosed by panelled fencing.

SITUATION & AMENITIES

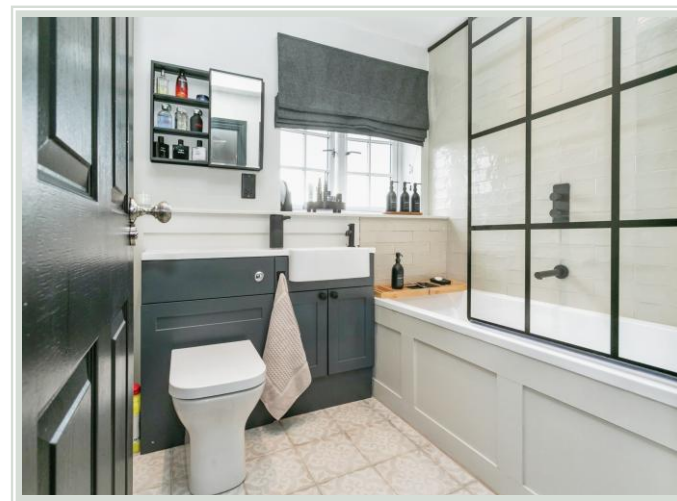
The picturesque village of Adderbury offers many amenities including a hotel and Public Houses, Hairdressers, Library, Coffee Shop, Recreation Ground and the Church of St Mary. The village has a good community spirit and offers many clubs ranging from babies and toddlers' groups, to Brownies, Scouts,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

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





SERVICES

The property has gas fired 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: E

VIEWINGS

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

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.





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

Mark David

ESTATE AGENTS

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www.mayfairoffice.co.uk

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