



Adderbury

Oxfordshire

Mark David

ESTATE AGENTS



ADDERBURY

BANBURY, OXFORDSHIRE

An extremely impressive four/five bedroom detached residence with double width driveway (parking for four vehicles) to a detached double garage. There are glorious field and countryside views to the rear.

Brief Ground Floor Accommodation

Entrance Hall, Cloakroom, Study, Family Room, Sitting Room, Kitchen/Dining Room, Utility.

Brief First Floor Accommodation

Master Bedroom with En-Suite Shower Room
Guest Bedroom with En-Suite Shower Room
Two Further Bedrooms
Family Bathroom

Brief Outside Space

Double Width Driveway,
Detached Double Garage with Upstairs Games Room,
Enclosed Rear Garden with Countryside Views.

In all about 2385 sq.ft./ 221.64 sq.m.

Guide Price: £700,000





ACCOMMODATION

Canopy porch to hardwood front door, to

Entrance Hall: Balustrade staircase to first floor level with understairs cupboard, tiled floor.

Cloakroom: Comprising of white suite of low level WC, hand wash basin, tiled floor.

Study: Double glazed window to front aspect.

Sitting Room: Double glazed French doors with windows either side to rear garden.

Family Room: Double glazed window to front aspect.

Kitchen/Dining Room: Fitted with a range of mounted wall and base units with worksurface. Range of integrated appliances including electric hob with extractor hood above, built-in double oven, built-in fridge/freezer, and dishwasher. One and a half bowl sink unit, two sets of double glazed French doors to rear garden, and tiled floor.

Utility Room: Plumbing for washing machine and tumble dryer, stainless steel sink unit with cupboard underneath. Range of wall units with wall mounted gas central heating boiler, half glazed door to driveway.

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

Master Bedroom: Range of built-in mirrored wardrobes, double glazed window to front aspect.

En-Suite Shower Room: Comprising of white suite of double shower cubicle, hand wash basin with vanity unit below, low level WC, part tiled walls, tiled floor, double glazed window to front aspect.

Guest Bedroom: Range of built-in wardrobes with mirrored sliding doors, double glazed window to front aspect.

Ensuite Shower Room: Comprising of white suite of double shower cubicle, hand wash basin with vanity unit below, low level WC, part tiled walls, tiled floor, double glazed window to front aspect.

Bedroom Three: Double glazed windows to rear aspect with countryside views, double glazed window to side aspect.

Bedroom Four: Double glazed window to rear aspect with countryside views.

Family Bathroom: Comprising of white suite of panelled bath with shower attachment over, hand wash basin, low level WC, part tiled walls, tiled floor, double glazed window to rear aspect.



OUTSIDE

Double width driveway with parking for four vehicles leading to a detached double garage with twin up and over doors, light and power connected, door to rear lobby with door to rear garden and stairs to first floor with understairs cupboard.

First Floor: Large open plan room with two dormer windows to front aspect, and double glazed Velux window to rear aspect.

Front Garden: Open plan and laid to lawn with well stocked beds, side pedestrian access to rear garden.

Rear Garden: Fully enclosed and backing onto fields, laid with paved patio, a shaded decking area, lawn area with flower and shrub beds and borders.

The property benefits from gas central heating and double glazed windows.

SITUATION & AMENITIES

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.





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

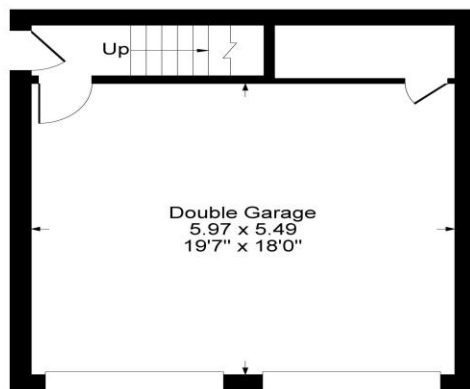
VIEWINGS

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

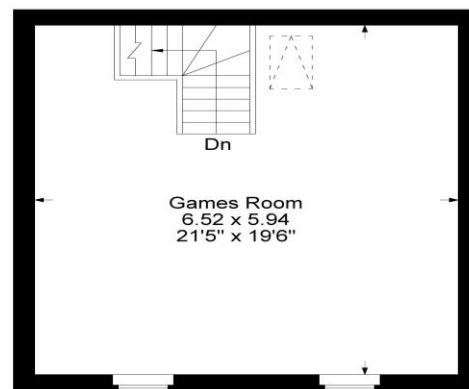
BUYERS PURCHASE FEE:

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.





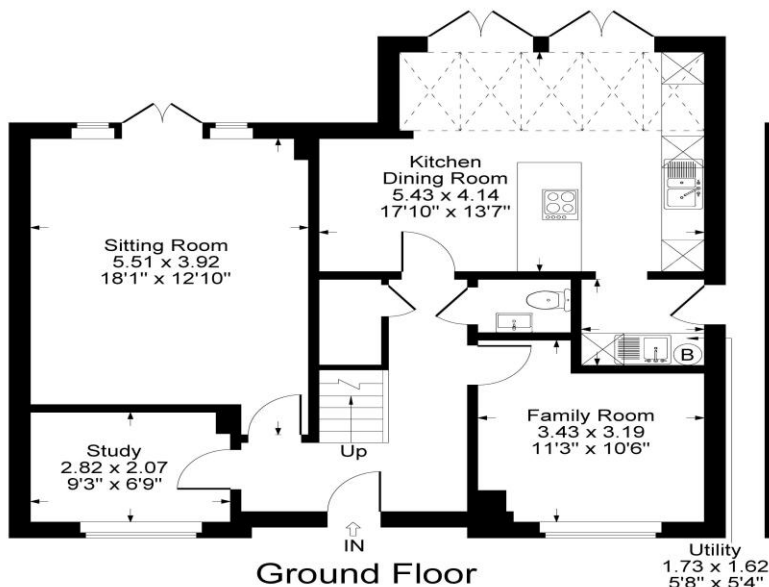
Garage Ground Floor



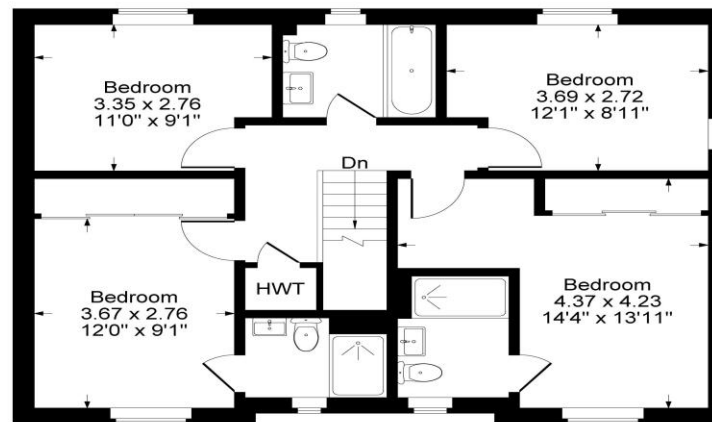
Garage First Floor

Approximate Gross Internal Area
Ground Floor = 74.99 sq m / 807 sq ft
First Floor = 67.97 sq m / 732 sq ft
Garage Ground Floor = 39.34 sq m / 423 sq ft
Garage First Floor = 39.34 sq m / 423 sq ft
Total Area = 221.64 sq m / 2385 sq ft

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



Ground Floor



First Floor

Mark David
E S T A T E A G E N T S

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Oxfordshire OX15 0SB
Tel: 01869 338898
Email: deddington@mark-david.co.uk

Important Notice

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