



# Adderbury

Banbury, Oxfordshire

Mark David

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ESTATE AGENTS





# ADDERBURY

BANBURY, OXFORDSHIRE

*A thoughtfully remodelled and beautifully presented 3-4 bedroom home in the popular village of Adderbury, offering stylish and flexible open-plan living centred around a stunning kitchen/dining/living space, with the added benefit of a further reception room or bedroom and a convenient cloakroom. Upstairs are three well-proportioned bedrooms and a family bathroom, while outside the property enjoys ample off-street parking and a private, family-friendly rear garden ideal for entertaining, all finished to a high standard throughout.*

## **Brief Ground Floor Accommodation**

Entrance Hall, Study, Cloakroom, Sitting Room, Dining Room, Kitchen/Breakfast Room.

## **Brief First Floor Accommodation**

Three Bedrooms, Family Bathroom, Separate Shower Room.

## **Brief Outside Space**

Own Driveway with Ample Parking,  
Enclosed Rear Garden.

In all about 1336 sq.ft./ 124.11 sq.m.

**Guide Price: £550,000**









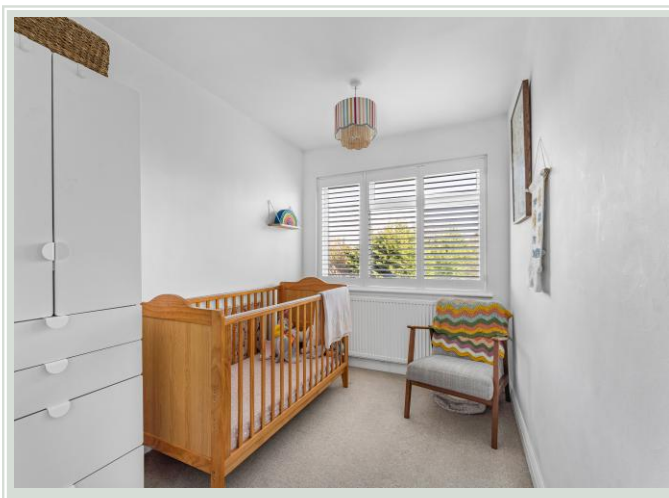
## SITUATION & AMENITIES

The attractive Oxfordshire village of Adderbury combines a peaceful rural setting with a lively and welcoming community. The village is characterised by its charming stone houses, historic church and open countryside outlook. Local amenities include a popular village shop, a primary school and traditional public houses, all of which help create a strong sense of community. Adderbury is also well known for its long-standing Morris dancing tradition, adding to the village's unique character and appeal.

The village is conveniently located for access to the nearby market town of Banbury, which offers a wide choice of shops, schools, leisure facilities and a mainline railway station with direct services to London and Birmingham. Excellent road connections provide straightforward travel to Oxford, Bicester Village and the surrounding Cotswolds. With beautiful countryside walks close at hand and practical amenities nearby, Adderbury offers an ideal balance of village living and everyday convenience.

## 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: D

### 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.

Approximate Gross Internal Area = 124.11 sq m / 1336 sq ft

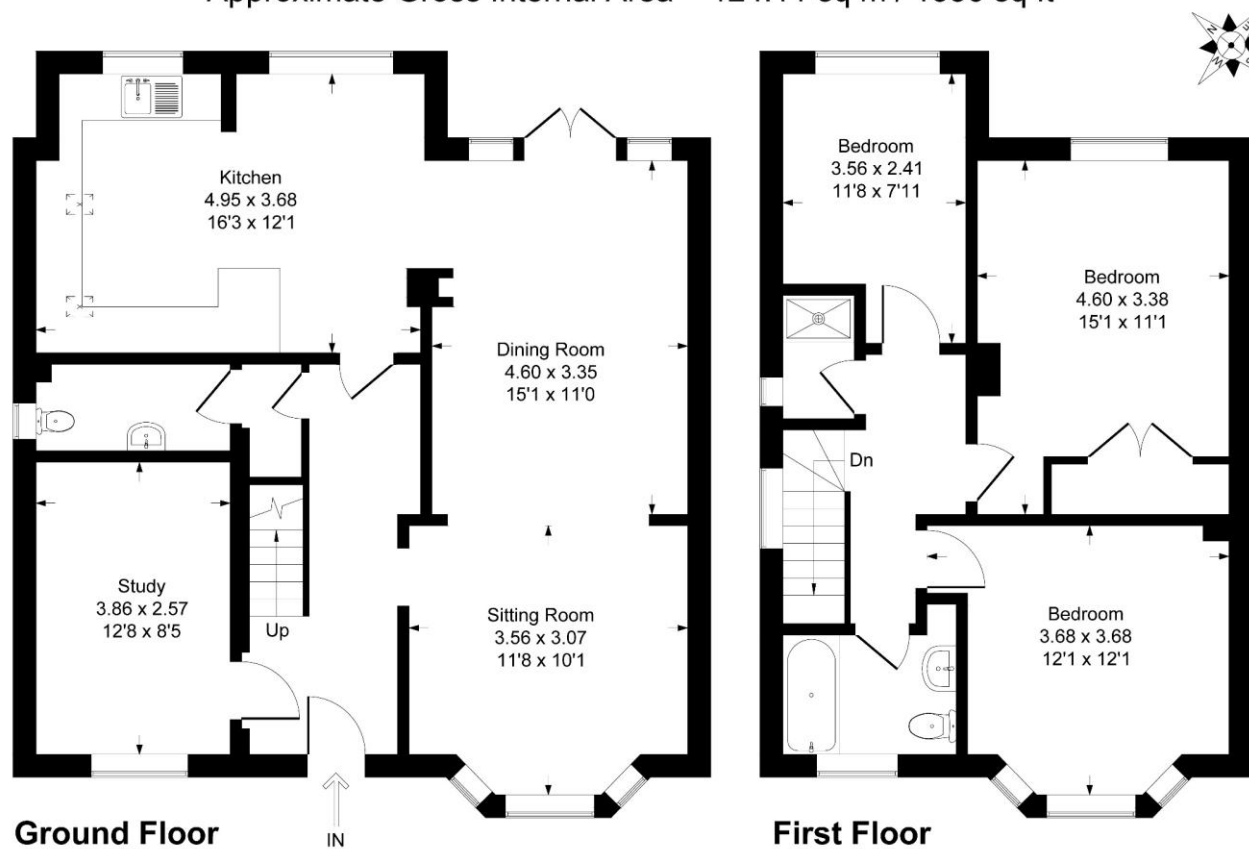


Illustration for identification purpose only, measurements approximate, and not to scale.

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

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M1206



Branches also at: Banbury, Chipping Norton & London

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