

Adderbury
Oxfordshire

Mark David
ESTATE AGENTS



ADDERBURY

OXFORDSHIRE

A detached three-bedroom home in the heart of the sought-after and well-served village of Adderbury. The property benefits from a sitting room with a wood-burning stove, a kitchen/dining room and a separate utility room. It also features a detached studio with power and its own log burner.

Brief Ground Floor Accommodation

Entrance Hall, Shower Room, Sitting Room,
Kitchen/Dining Room, Utility.

Brief First Floor Accommodation

Master Bedroom, Two further Bedrooms,
Family Bathroom.

Brief Outside Space

Private Driveway with Ample Parking,
Enclosed Garden, Deatched Studio.

In all about 1437 sq.ft./ 133.5 sq.m.

Offers IEO: £700,000





ACCOMMODATION

A superb opportunity to acquire this charming detached residence, ideally situated in the highly sought-after village of Adderbury.

The ground floor features a welcoming entrance hall with stairs leading to the first floor, as well as access to a convenient shower room. The delightful sitting room is a warm and inviting space, centred around a wood-burning stove set within an impressive fireplace. The stove provides a cosy focal point for the room, perfect for relaxing evenings.

The well-appointed kitchen/dining room is ideal for both everyday living and entertaining, benefiting from plenty of natural light through a large window and double doors to the front aspect. A separate door leads to a practical utility/boot room, providing additional storage and functionality.

Upstairs, the property offers a spacious master bedroom with built-in storage, two further bedrooms (with the third currently used as a home office), and a modern family bathroom featuring both a separate shower and a bath.

Externally, the property benefits from a private driveway providing ample off-road parking, along with an enclosed garden offering a pleasant outdoor space. There is also a separate studio with light, power, a tiled floor, and a log-burning stove, offering excellent versatility as a home office, studio, or garage space.



SITUATION & AMENITIES

The picturesque village of Adderbury offers a wide range of amenities including a hotel, public houses, hairdressers, a library, coffee shop, recreation ground, and the historic Church of St Mary. The village has a strong community spirit with numerous clubs and activities for all ages, including groups for babies and toddlers, Brownies and Scouts, as well as photography, gardening, WI, bowls, cricket, tennis, and squash.

Adderbury is home to Christopher Rawlins Church of England Primary School, with secondary education available nearby at The Warriner School in Bloxham or Bloxham School, an independent co-educational day and boarding school. Additional secondary options include Blessed George Napier School and North Oxfordshire Academy in Banbury.

More extensive shopping and leisure facilities can be found in Banbury and Oxford, with convenient access to the M40 at Junctions 10 and 11 and mainline rail services from 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: F

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.

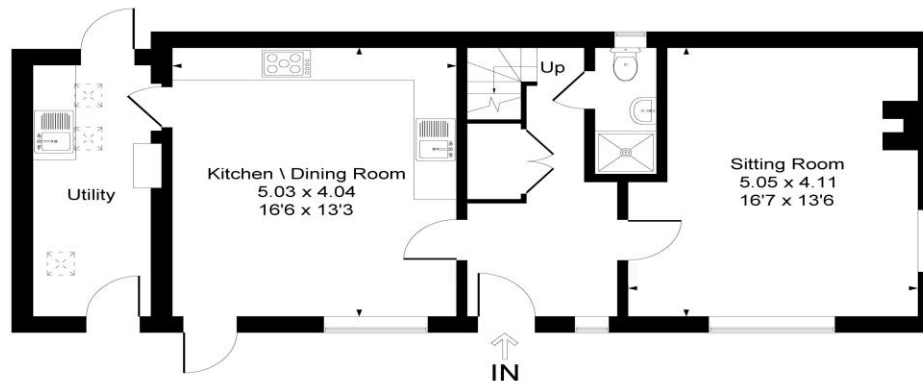


Manor Road, Adderbury

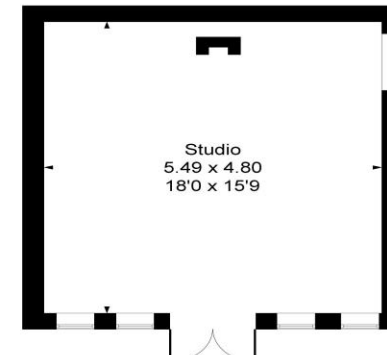
Approximate Gross Internal Area
Main House = 107.1 sq m / 1153 sq ft
Outbuilding = 26.4 sq m / 284 sq ft
Total = 133.5 sq m / 1437 sq ft



First Floor



Ground Floor



Outbuilding

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

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Norton & London

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