

Adderbury

Oxfordshire

LAMBOURNE
HOUSE

Mark David

ESTATE AGENTS



ADDERBURY

OXFORDSHIRE

With views of the Tuscan archway to the rear, this elegant Grade II listed Georgian residence combines timeless architectural beauty with the convenience of modern living. Thoughtfully renovated and remodelled by the current custodian, it is an exceptional three-bedroom home of immense charm and sophistication.

The handsome stone façade gives way to beautifully presented interiors featuring high ceilings, sash windows with shutters, feature fireplaces and well-proportioned reception rooms, seamlessly blended with a contemporary kitchen/breakfast room ideal for family life and entertaining.

Upstairs, three delightful bedrooms are complemented by stylish bath and shower facilities, while the overall finish reflects a careful balance of period character and modern comfort. Outside, the enclosed garden provides a private and tranquil setting with lawn and patio areas, perfect for outdoor dining, and a detached home office offers an ideal solution for remote working or creative pursuits.

A rare opportunity to acquire a distinguished Georgian home that effortlessly marries heritage with convenience.

Brief Ground Floor Accommodation

Entrance Hall, Cloakroom, Kitchen/Breakfast Room,
Dining/Family Room, Sitting Room, Separate Snug.

Brief First Floor Accommodation

Three Bedrooms, Family Bathroom

Brief Outside Space

Enclosed Rear Garden, Home Office, Shed,
Off-Street Parking.

In all about 1672 sq.ft./ 155.35 sq.m.

Guide Price: £750,000





ACCOMMODATION

Ground Floor

Entrance Hall

A welcoming central hallway with staircase rising to the first floor. Doors lead to the principal reception rooms, with a useful ground floor cloakroom positioned off the hall.

Sitting Room

A beautifully proportioned formal reception room featuring high ceilings and tall sash windows to front and rear aspect allowing excellent natural light.

Snug

A cosy secondary reception room, perfect as a TV room, playroom or quiet retreat. With doors leading out to the rear garden, this room offers flexible family living.

Dining / Family Room

An impressive reception space featuring high ceilings and tall sash windows to front and rear aspect, this room accommodates a large dining table and relaxed seating area. Door through to the kitchen, creating an ideal layout for modern living and entertaining.

Kitchen

A superbly appointed bespoke kitchen fitted with a comprehensive range of wall and base mounted units, with integrated appliances. Worktops with ample preparation space and excellent storage combine practicality with style. Window overlooking the garden, and there is space for informal dining or breakfast seating. There are doors leading out to the rear garden and front access.

Cloakroom

Conveniently positioned off the hallway and fitted with WC and wash hand basin.

First Floor

Principal Bedroom

A substantial double bedroom with excellent proportions and attractive sash windows to front, side and rear aspect. Elegant and calming in presentation, with ample space for wardrobes and additional furniture.

Bedroom Two

A double bedroom with windows to front and rear aspect.

Bedroom Three

Window to front and side aspect, and built-in cupboard.

Family Bathroom

Beautifully appointed with a walk-in shower, bath, hand wash basin and WC. Window to front aspect, part tiled walls and tiled flooring.



OUTSIDE

Rear Garden

A delightful enclosed garden with views of the Tuscan arch beyond, predominantly laid to lawn and bordered by mature hedging, offering a high degree of privacy. A paved terrace provides the perfect setting for al fresco dining.

Detached Outbuilding / Home Office

A highly versatile detached outbuilding, ideal as a home office, studio, gym or hobby room. With power connected, it offers excellent additional usable space.

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

Leasehold

LOCAL AUTHORITY

Cherwell District Council
Council Tax Band: D

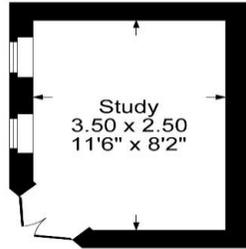
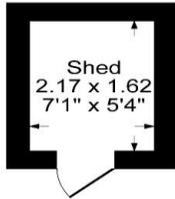
VIEWINGS

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

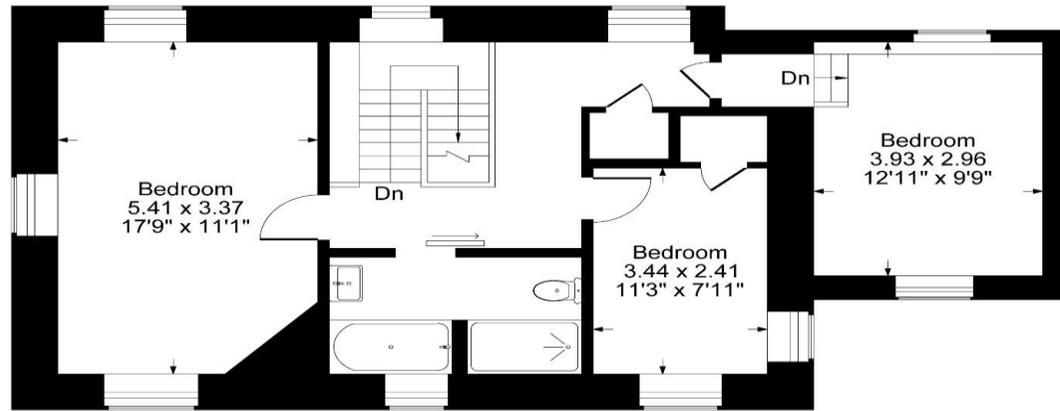
BUYERS PURCHASE FEE:

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.

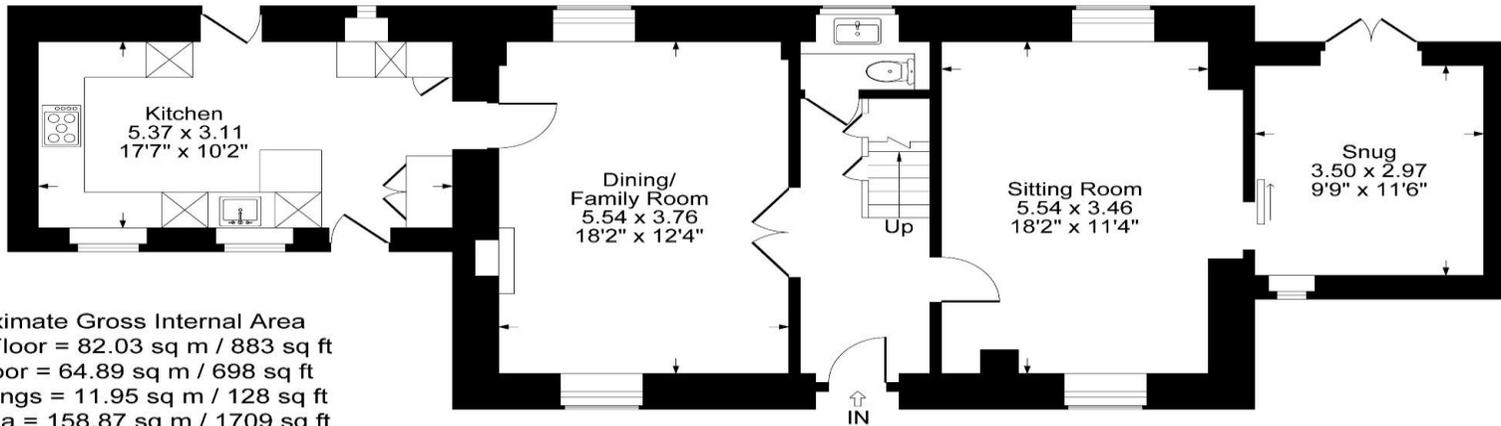




Outbuilding



First Floor



Ground Floor

Approximate Gross Internal Area
Ground Floor = 82.03 sq m / 883 sq ft
First Floor = 64.89 sq m / 698 sq ft
Outbuildings = 11.95 sq m / 128 sq ft
Total Area = 158.87 sq m / 1709 sq ft

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

Mark David

ESTATE AGENTS

Market House, Market Place, Deddington,
Oxfordshire OX15 0SB
Tel: 01869 338898
Email: deddington@mark-david.co.uk



Branches also at: Banbury, Chipping Norton & London

www.mark-david.co.uk
www.mayfairoffice.co.uk

Important Notice

Mark David Estate Agents for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Mark David Estate Agents have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in visiting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if traveling some distance.

