# Adderbury, Oxfordshire

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A truly charming three-bedroom detached stone cottage set in the highly sought-after village of Adderbury, showcasing a wealth of beautiful character features and generous accommodation arranged over three floors. The property enjoys two inviting log burners, adding warmth and ambience to the principal living spaces, while the impressive primary bedroom benefits from its own ensuite. Outside, a delightful garden provides a wonderful setting for relaxing or entertaining, completing this appealing village home.

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.

The Property Briefly Comprises of:

- Detached Stone Cottage

**Ground Floor**

- Entrance Hall
- Sitting Room with Inglenook Fireplace
- Kitchen
- Conservatory with Log Burner
- Modern Bathroom

**First Floor**

- Two Double Bedrooms

**Second Floor**

- Bedroom
- Modern Shower Room

**Outside**

- Enclosed Garden
- Outbuilding/Workshop

Offers IEO: £500,000

**Local Authority:**
Cherwell District Council

**Council Tax Band:** C

(Subject to change after completion)

**Tenure:** Freehold

**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

**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.

Mark David
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