



Upper Tadmarton

Banbury, Oxfordshire

Mark David
ESTATE AGENTS



UPPER TADMARTON

BANBURY, OXFORDSHIRE

A substantial and extremely attractive Grade II Listed detached stone residence that has been tastefully improved and modernised with detached double garage, south facing gardens which back onto open fields.

Ground Floor Accommodation

Cloakroom, Snug, Sitting/Family Room,
Kitchen/Dining Room, Sun Room,
Access to Cellar

First Floor & Second Floor Accommodation

Master Bedroom with Dressing Room & En-Suite Shower Room,
Four Further Bedrooms, Family Bathroom, Study/Dressing Room

Outside Space

Electric Double Gates, Parking for Several Vehicles,
Double Garage, South Facing Garden

In all about 3461 sq.ft./ 321.51 sq.m.

Guide Price: £995,000





ACCOMMODATION

GROUND FLOOR

Entrance Hall: Stairs to first floor level, exposed wooden floor, exposed stone wall, window to front aspect with window seat, exposed beam ceiling, door to rear garden.

Cloakroom: Comprising of a white suite of low level WC, pedestal hand wash basin, window to front aspect, exposed beams, wooden floor.

Snug: Attractive inglenook fireplace with woodburning fire and tiled hearth, exposed beams, two windows to rear aspect.

Sitting/Family Room: Attractive open inglenook fireplace with stone hearth and flagstone flooring, windows with window seats to both front and rear aspect, exposed beam ceiling, second staircase to first floor level. Another seating area with wooden floor, exposed beam ceiling, bay window to front aspect, windows to side and rear aspect, woodburning fire with stone hearth, trap door to cellar.

Cellar: Dry and extremely useful for the storage of wine.

Kitchen/Dining Room: A superbly fitted room with a range of mounted base units with quartz worksurfaces and part tiled walls. There is a fitted electric hob with extractor hood above and two ovens, a built-in microwave with plate warmer/proving drawer underneath. Integrated dishwasher and space for an American style fridge/freezer, tiled floor, windows to side aspect and front aspect with a window seat. Central island with breakfast bar with additional drawers and cupboard. Built-in laundry cupboard with plumbing for washing machine and tumble dryer, freestanding oil central heating boiler, exposed beams, stable door to

Sun Room: Of stone and double glazed construction, with door to rear garden.

FIRST FLOOR

Landing: Built-in airing cupboard, exposed timbers, window to front aspect with countryside views, elm timber floor, enclosed staircase to second floor.

Master Bedroom: Exposed timbers, exposed boarded floor, double glazed windows to rear and side aspect, range of built-in wardrobes.

Dressing Room: Double glazed window to rear aspect, built-in cupboard, door to landing, door to en-suite.

En-Suite Shower Room: Comprising of a white suite of shower cubicle, pedestal hand wash basin, low level WC, tiled floor, part tiled walls, exposed timbers, leaded window to front aspect.

Bedroom Four: Exposed timbers, double glazed window to rear aspect, attractive brick fireplace.

Bedroom Three: Exposed timbers, double glazed window to rear aspect.

Bedroom Two: Window to front and side aspect, exposed elm floor, exposed beam.

Family Bathroom: Comprising of a white suite of jacuzzi bath, separate shower cubicle, hand wash basin with vanity unit below, low level WC, exposed timbers, elm wooden floor, window to rear aspect with countryside views.



SECOND FLOOR

Study/Dressing Room: Leaded window to side aspect, two velux windows to rear aspect with countryside views, attractive wood burning fire, exposed elm wooden floor, exposed A-frame timbers, exposed wall timbers, door to:

Bedroom Five: Leaded window to side aspect, two velux windows to rear aspect with countryside views, exposed timbers.

OUTSIDE

Electric double gates with can be controlled by an app, driveway with parking for several vehicles leading to a detached double garage with twin up and over doors, light and power connected.

The gardens are to the rear and side and are south facing and back onto open fields. They are mainly laid to lawn with well stocked flower and shrub beds and borders with a small orchard to the side garden.

SITUATION & AMENITIES

Tadmarton is a popular and sought after village set to the west of Banbury, surrounded by attractive, undulating countryside not far from the Cotswolds. It is a community village with various activities taking place in the village hall throughout the year, as well as a variety of weekly and monthly club gatherings. The village has a thriving public house and the local parish church, St Nicolas's, together with many footpaths and bridleways.

There are shops and schools found at Bloxham, with a wider range of facilities available in the nearby market towns of Banbury and Chipping Norton. The area is also well placed for a number of renowned private members' clubs and wellness destinations including Soho Farmhouse, Estelle Manor and Daylesford Organic's Health Club. Banbury also offers access to the M40 Motorway (Junction 11) with a mainline rail station to London Marylebone (from 55 minutes peak time), Oxford and Birmingham.

DISTANCES

Bloxham c. 3 miles
Banbury c. 5 miles
Deddington c. 7 miles
Shipston-on-Stour c. 9 miles
Birmingham c. 56 miles
London c. 83 miles
London via Banbury c. 43 minutes





SERVICES

The property has oil 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: G

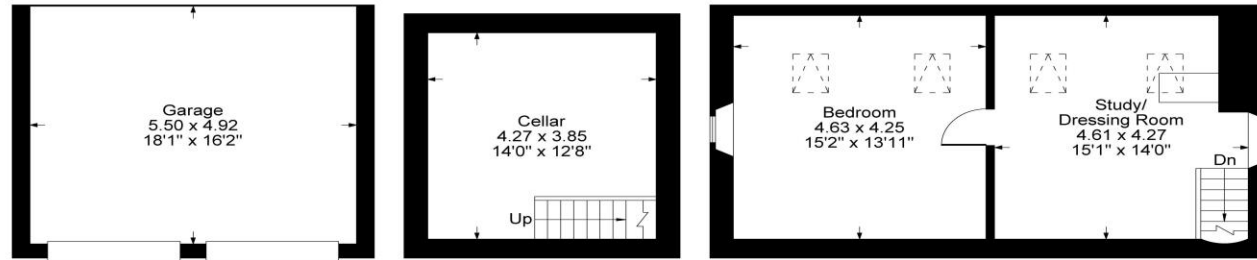
VIEWINGS

Strictly by prior appointment only with the agents, Mark David Estate Agents, Chipping Norton
01608 644944

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.



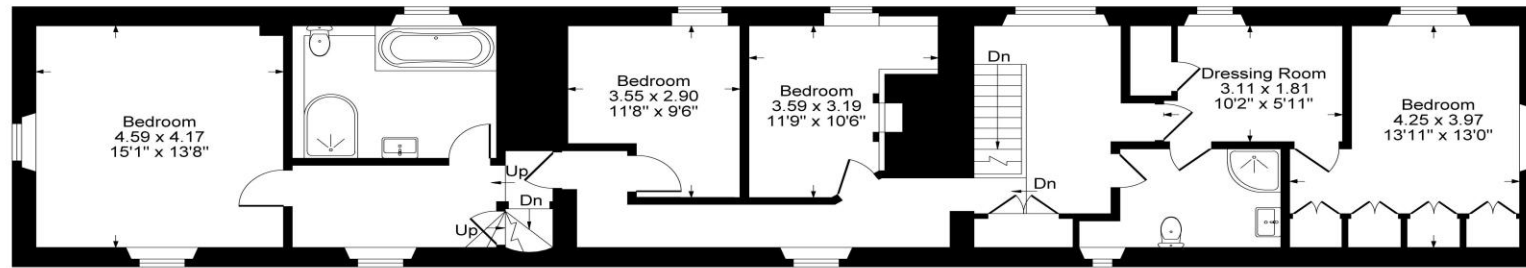


Garage

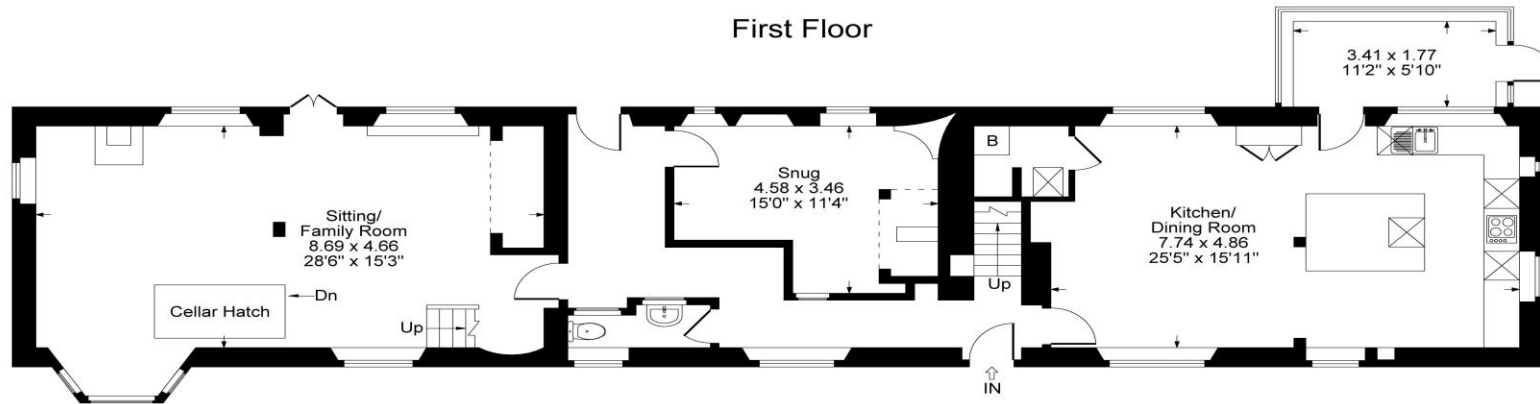
Cellar

Second Floor

Approximate Gross Internal Area
 Cellar = 16.44 sq m / 177 sq ft
 Ground Floor = 124.07 sq m / 1336 sq ft
 First Floor = 114.75 sq m / 1235 sq ft
 Second Floor = 39.19 sq m / 422 sq ft
 Garage = 27.06 sq m / 291 sq ft
 Total Area = 321.51 sq m / 3461 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



First Floor



Ground Floor



Mark David

ESTATE AGENTS

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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.
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