

A photograph of a two-story stone house with a grey tiled roof and dormer windows. The house is surrounded by lush greenery, including trees and bushes. In the foreground, there is a grassy garden with a stone path leading to a small stone pedestal. To the right, a wooden birdhouse on a post stands near a large green bush. The sky is blue with some clouds.

Adderbury

Oxfordshire

Mark David

ESTATE AGENTS



ADDERBURY

BANBURY, OXFORDSHIRE

This exceptionally maintained and presented three bedroom detached cottage full of character, a veritable oasis tucked away in an enviable position with secluded but established garden and ample parking.

Brief Ground Floor Accommodation

Entrance Hall, Sitting Room, Kitchen, Dining Room

Brief First Floor Accommodation

Three Double Bedrooms, Family Bathroom

Brief Outside Space

Enclosed Gardens, Off-Street Parking, Car Port, Outbuilding, Summer House

In all about 1694 sq.ft./ 157.2 sq.m.

Guide Price: £650,000





ACCOMMODATION

Entrance Hall

With a handy porch opening onto the hall, featuring limestone flooring.

Sitting Room

A delightful space, replete with an inglenook fireplace and exposed beams, opening onto its own private courtyard.

Kitchen

A bespoke, recently fitted kitchen with limestone flooring.

Dining Room

A versatile room full of character, including exposed stonework and strip flooring.

First Floor

A generous landing with plenty of natural light, leading to three double bedrooms and a recently installed bathroom.

Outside

As well as the terrace courtyard, there is a private and mature garden with a mix of shrubs and flowers, as well as an apple tree.

Summer House

A versatile room, ideal for home working or use as a study, with power and lighting connected.

Parking

With a carport at the bottom of the garden and its own driveway, capable of parking up to six vehicles.



SITUATION & AMENITIES

This exceptionally maintained and presented three bedroom detached cottage full of character, a veritable oasis tucked away in an enviable position with secluded but established garden and ample parking.

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

Freehold

LOCAL AUTHORITY

Cherwell District Council
Council Tax Band: F

VIEWINGS

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

BUYERS PURCHASE FEE:

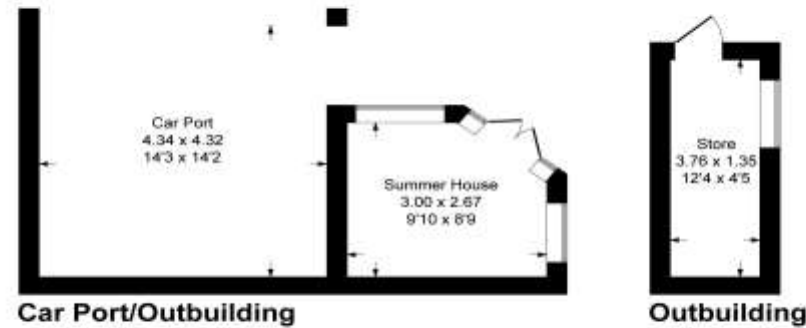
Please note that buyers are required to pay a Purchase Fee of £300 (inc. of VAT) to Mark David on offer acceptance, to process a new transaction.

DISCLAIMER

Videoing, photography and recording is not permitted unless agreed by prior arrangement by the agent or vendor.



Approximate Gross Internal Area
 Main House = 126.2 sq m / 1359 sq ft
 Car Port = 18.7 sq m / 202 sq ft
 Outbuilding = 12.3 sq m / 133 sq ft
 Total = 157.2 sq m / 1694 sq ft



Ground Floor



First Floor

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

Mark David
 ESTATE AGENTS

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Important Notice

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