



Meadow House, Nethercote, Banbury, Oxfordshire, OX17 2BL

HOWKINS &  
HARRISON

Meadow House, Nethercote,  
Banbury, Oxfordshire.  
OX17 2BL

Guide Price: £600,000

A substantial, detached, family home, situated in a semi-rural location yet with immediate access to Junction 11 of the M40 and Banbury town. The accommodation extends to in excess of 1,800 sq ft and comprises sitting room, kitchen/ dining room, study, utility, cloakroom, four bedrooms, two bathrooms, and two rooms in the loft. Sitting on a generous plot of one third of an acre, there is a detached double garage and plentiful parking.

#### Features

- Detached family home.
- In excess of 1,800 sq ft
- Immediate access to Jct 11 of M40
- Four first floor bedrooms with two bathrooms
- Two second floor rooms
- Sitting room & study
- Kitchen, dining room, utility room & cloakroom
- Double garage & parking
- Third of an acre plot
- Oil central heating
- Energy rating - D



## Location

Nethercote is a hamlet on the edge of north Oxfordshire, a semi-rural area bordering with West Northamptonshire. The hamlet sits south east of J11 of M40, south of the A422 and east of the M40, with good train links from Banbury to London Marylebone, Birmingham and Oxford. Sitting close to Banbury, an historic market town on the River Cherwell, Nethercote has good access to a wide variety of shops, schooling, wider services, with immediate routes into the Cotswolds, across to Silverstone circuit and the outlet shopping in Bicester.



## Ground Floor

The central hallway opens to the sitting room, study, cloakroom, and kitchen/dining room with utility room beyond.

## First Floor

Off the landing are four generous bedrooms, one with en-suite and a family bathroom.

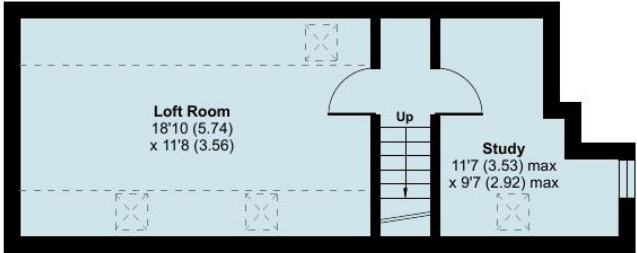
# Nethercote, Banbury, OX17

Approximate Area = 1839 sq ft / 170.8 sq m  
 Limited Use Area(s) = 93 sq ft / 8.6 sq m  
 Garage = 416 sq ft / 38.6 sq m  
 Total = 2348 sq ft / 218 sq m

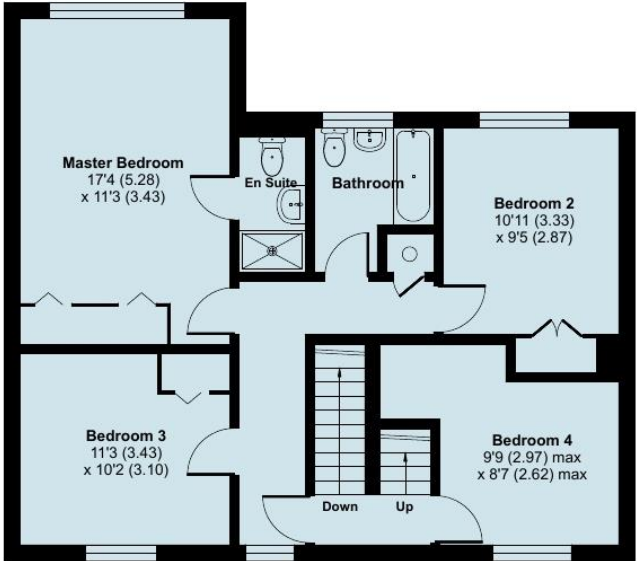
For identification only - Not to scale



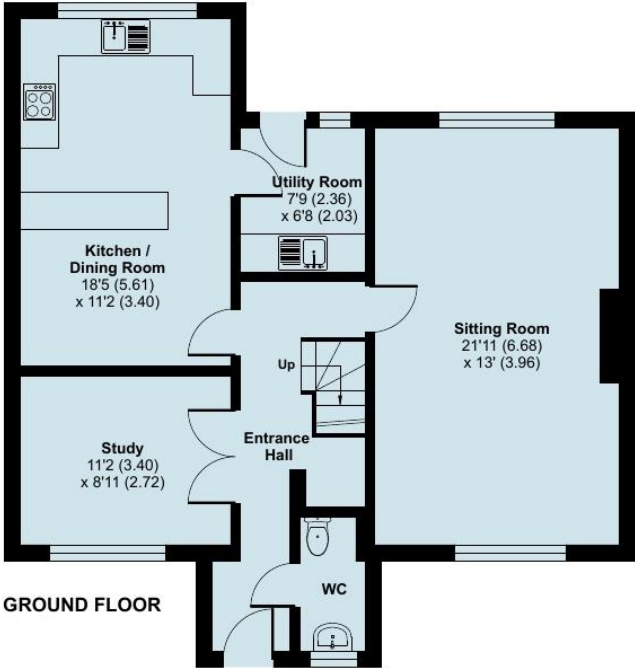
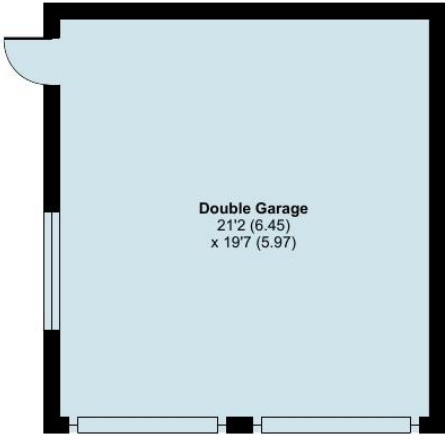
Denotes restricted head height



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Howkins & Harrison. REF: 1117048



## Outside

The property occupies a plot of some one-third of an acre on the very edge of this hamlet. There are generous lawns to the front, side and rear, with a long driveway and detached double garage, behind which sits the central heating oil storage tank.

A substantial, detached, family home, situated in a semi-rural location. Sitting on a generous plot of one third of an acre, there is a detached double garage and plentiful parking.





## Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 01327 353575.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity and drainage services. Central heating - oil with storage tank.

## Local Authority

West Northamptonshire Council – 0300 126 7000

## Council Tax Band - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		60
(55-68)	<b>D</b>		65
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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