



3 Church Close
Adderbury | Banbury | Oxon | OX17 3LN

FINE & COUNTRY

3 CHURCH CLOSE

“Adderbury is a wonderful place to live, so we are staying within this quintessential English village in a larger home as the family grows. We will miss the house, its special position and the serene garden but take away happy memories of their time in Church Close”.



GROUND FLOOR

The property has a Upvc casement door opening to a spacious entrance hall. There is oak-effect vinyl flooring that extends through most of the ground floor. Oak staircase and stairs rise to the first floor, leaded light front windows. The inner hall extends virtually the full width of the house and gives access to all ground floor rooms. Smoke alarm, coved ceiling, two internal windows to the kitchen, double-glazed side door. The living room is a cosy and private room with a large picture window with shutters giving a lovely view over the rear garden. The central fireplace has a black granite hearth with an inset wood-burning stove, TV point. Two arched display niches, wall light points, wooden flooring, coved ceiling (well almost!)

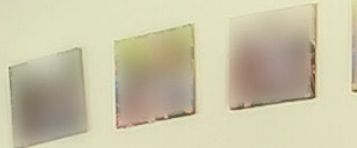
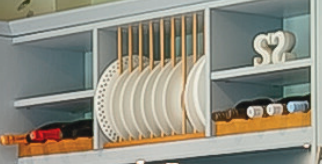
The open plan kitchen/dining room is the real 'hub' of the house and was skilfully designed and re-fitted recently. The dining area provides plenty of room for a large table and 6 chairs. Tiled floor, down lighters, double doors open to the rear garden. The smart kitchen has a comprehensive range of pale blue fronted cupboards with soft closing doors including three drawer sets. There is a wide breakfast bar with a black granite top, inset Rangemaster electric fan-assisted double oven with a 5-ring gas hob and a ceiling mounted Neff extractor fan. There are ample base units with an integrated Bosch dishwasher, refuse bins, space and plumbing for a washing machine, LG tall fridge/freezer unit. Matching eye-level cabinets, plate and wine racks, There are picture windows allowing light in and giving a great view of the gardens.

The main bedroom is a very spacious room with oak-effect flooring, under floor heating, TV point, down lighters, thermostat, front window. The former conservatory has been converted in to a dressing room with under floor heating, there are shutters and windows along the main wall and double doors opening to the garden. The re-fitted en-suite has a wide walk-in shower enclosure with a power shower and a fixed glass screen.

Fully tiled, ladder radiator, down lighters, extractor fan. Vinyl flooring, low-level WC, wash-hand basin with drawers beneath, opaque front window. Bedroom 2 has a radiator, double wardrobe and a double-glazed front window. Bedroom 3 is identical with fitted window shutters. Off the inner hall there is a shower room that has also been updated. Spacious shower enclosure with a fitted power shower, curved screen and shower doors. Tiled floor, contemporary radiator, low-level WC, fitted bathroom cabinets with an inset wash-hand basin. Quality no touch mirror, down lighters, extractor fan.









Seller Insight

“ 3 Church Close is a delightful family home in a tranquil village setting. It was the space and the location that attracted the present owners, who explain that Church Close is a quiet cul de sac of five houses and sits behind the parish church. They had lived in Adderbury for four years and moved into the spacious five bedroomed, converted bungalow nine years ago. They say it has been the perfect house for their family of five.

They use and enjoy the whole house, but the refurbished kitchen diner is the busy daily and sociable hub. It is well equipped for a family of keen cooks, and they enjoy meals round the kitchen table; whilst with the patio doors open in the summer you invite the garden in or can step outside for an al fresco breakfast. It is an excellent party zone where guests can spill into the garden.

The lounge is a light flooded room where the family relax and if the children want their own space, they can use the large first floor landing area where they can settle into sofas and watch TV. It makes a very useful and comfortable second sitting room.

The master bedroom is a charming adult sanctuary and leads into the roofed conservatory which is used as a dressing room and chilling out area. The rooms are all extremely adaptable and a bedroom is currently used as an office.

The private and peaceful garden is a third of an acre, and a mix of colourful borders, lawn and mature trees. It is a delightful green oasis and perfect for children's games and family barbecues on the sunny patio. The church grounds line one side of the garden and a stream trickles along the bottom area. It is a joy of a garden that the family have loved.

Adderbury is a picture postcard and community minded village with a primary school, shop, coffee shop, four pubs, a hairdresser, a playing field and many clubs and societies centred round the village hall. It is situated close to the M40 and is three miles to Banbury and twenty miles from Oxford.

The owners say Adderbury is a wonderful place to live and are upsizing but remaining in this quintessential English village. They will miss the house, its special position and the serene garden but take away happy memories of their time in Church Close.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









FIRST FLOOR

The very spacious landing could provide a range of uses, most likely a lounge area for the children, with some restricted headroom making it an interesting and versatile space. There is under-eaves storage, down lighters, radiator and three Velux front windows giving a great view of the church spire. Across the landing there are four mirror fronted doors with good storage space within and fitting clothes rails. Bedroom 4 could be used as the main bedroom (as it has been) with some restricted head room and a dormer rear window. Under-eaves storage, radiator and down lighters. The other first floor room could be a fifth bedroom, whilst its currently providing a spacious office and gym area. There are sloping ceilings, so restricted head room, radiator, under-eaves storage, and down lighters. The Velux window allows light to flood in and provides a fine view of the garden. There is a storage cupboard housing the Worcester gas-fired combination boiler and a clothes rail. The family bathroom has a freestanding claw and foot roll top bath with a mixer tap and showerhead attachment. Quality wall and floor tiles, ladder radiator, white pedestal wash-hand basin, low-level WC. Fitted oval shaped mirror, down lighters, Velux front window.













OUTSIDE

Front Garden

The front of the house is very private and screened by some mature protected oak trees and hedgerow from the adjacent church yard. There is a front lawn with 3ft stone retaining walls and a wrought-iron pedestrian gate. There is plenty of room on the right hand side of the house with a log store and refuse bins, a wide access leads to the rear garden. There is PIR security lighting, the frontage measures 24.6m wide by 7.3m deep.

Double Garage & Parking

A short walk from the house is a detached double garage with light and power connected. It has a double-glazed side window, a Promatic electric door and room for two cars to the front of it. The driveway is owned by No 3, so any required maintenance and cost would be equally shared between all five parties that utilise and share the drive.

Rear Garden

There is an extensive rear terrace running behind the house with PIR lighting, electric power points, clematis and a climbing rose on the rear of the house. The garden is fully laid to lawn with a mature oak tree, there is a cherry tree and within the borders are some orange lilies, roses and peonies. The rear garden is predominantly west-facing and enclosed by some stone walling and wooden fencing on all three sides. The garden measures 25.2m by 17.1m, it offers a very peaceful backdrop to the house, and is a real haven for a wide range of birds and other wildlife.



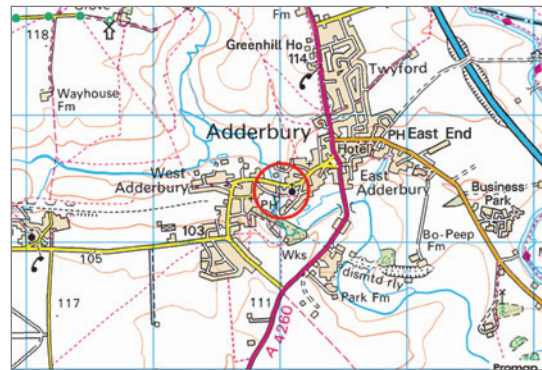
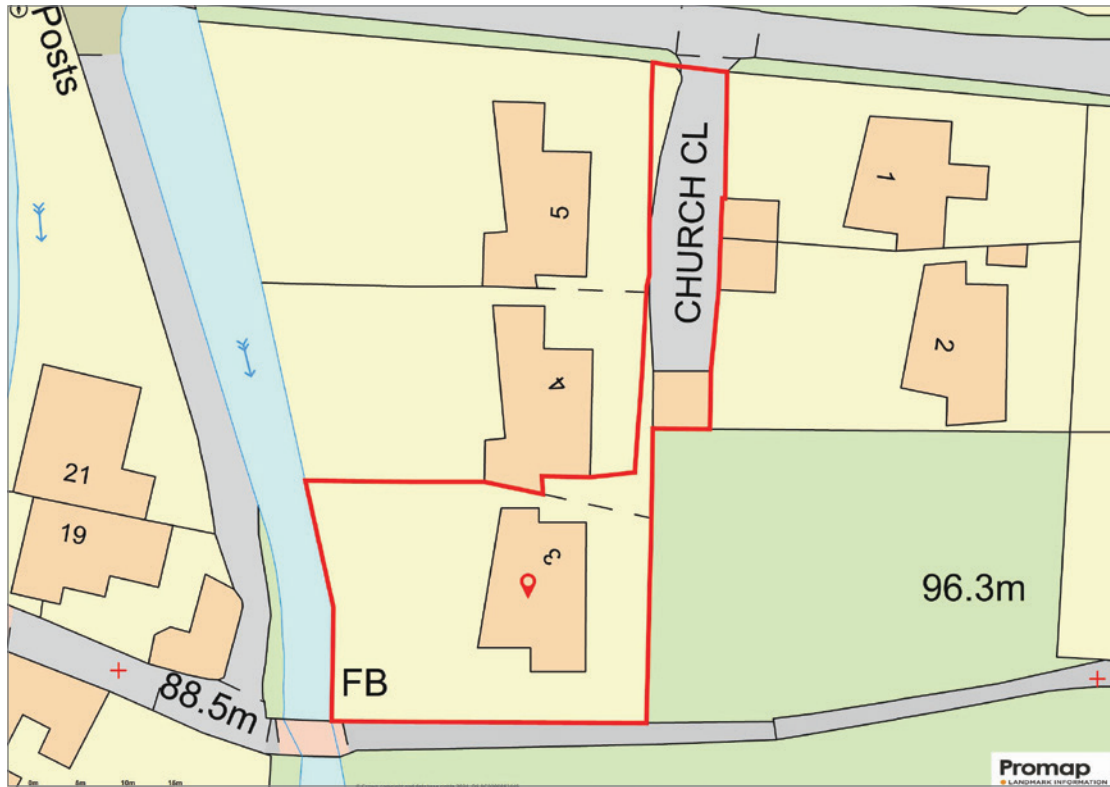


LOCATION

Adderbury lies just 3 miles from the market town of Banbury and remains one of the most popular and attractive local villages with good reason. The village green is just off the A4260 Oxford Road and sits in front of some of the finest stone period houses in the village. The Coach & Horses public house is adjacent and the venue for annual Morris Dancing still held in the village which is always well attended. The three other options are The Red Lion, The Pickled Ploughman and The Bell, next to the Village stores. There is a coffee shop and hair salon and hard tennis courts at the bottom of Chapel Lane. Adderbury is a very inclusive and active village with football, bowls and cricket teams, scouts, history, cinema, photography, and amateur dramatics groups. There is the 14th century Tithe Barn and the 13th century Grade I listed St Mary the Virgin Church is one of the largest and most important Churches architecturally in the county with its striking spire. There is Christopher Rawlins C of E primary school in the village with senior schooling in Bloxham at The Warriner, There is a wide range of state and independent schooling options in Banbury, Bloxham, Brackley, Oxford and further afield in Buckingham & Stowe. The M40 (J11) or Ardley (J12) provides fast links to the motorway networks and Banbury has a mainline Chilterns train service to Marylebone, London an around an hour.







Services

Mains electricity, water, drainage, gas-fired radiator central heating, BT.

Local Authority

Cherwell District Council.
 Telephone: (01295) 227001
 Council Tax Band: 'F'.
 Current Payable: £3,314.18p PA.

Broadband Speeds & Mobile Phone Coverage

You can get 4G mobile coverage both in the house and the garden from Vodaphone, Asda, Voxi, Lebara and O2, (do check with your specific mobile provider). There is Ultrafast broadband available in the area, delivering 950 Mbps upload and download speeds. The current BT package delivers 35 Mbps upload and 6.8 Mbps download speeds to the property.

Rights & Easements

The driveway is owned by 3 Church Close. All 5 residents would contribute equally to any necessary repairs and upkeep. Please speak to the agent for further information.

Tenure

Freehold

Viewing Arrangements

Strictly through the vendors sole agent Fine & Country on either (01295) 239665 or (07761) 439927.

Opening Hours

Monday to Friday	9am – 7pm
Saturday	9am – 4pm
Sunday	By prior arrangement

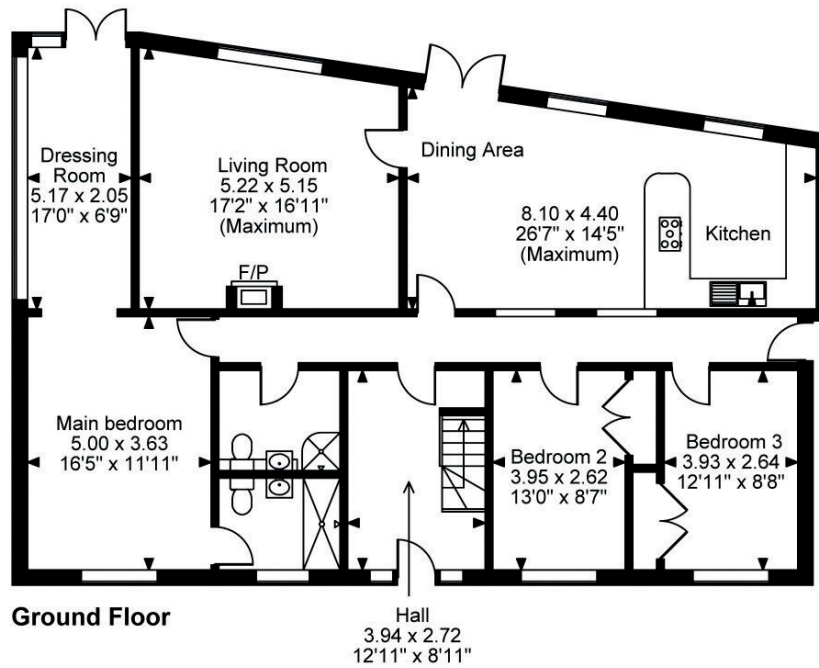
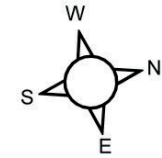
Directions

From the Banbury Cross head directly south bound on the main A4260 passing the Horton hospital and passing under the Bodicote flyover. After just 2 miles you will arrive at the traffic lights and Adderbury village. Go straight ahead, turning right soon afterwards down the High Street passing The Coach & Horses pub. As the road turns sharply to the right you will pass the historic Tithe Barn on your left, take the very next left turn in to Church Close just after the 20mph speed sign and our Fine & Country for sale board.

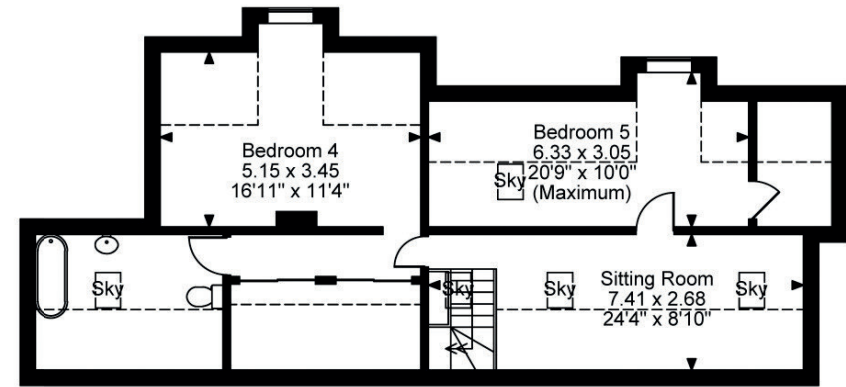
Offers over £800,000

3 Church Close, Adderbury, Banbury, Oxon

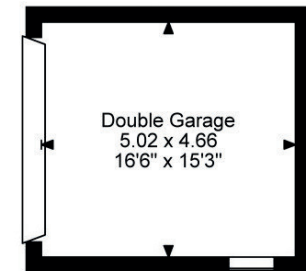
Approximate Gross Internal Area
 Main House = 2123 Sq Ft/197 Sq M
 Garage = 252 Sq Ft/23 Sq M
 Total = 2375 Sq Ft/220 Sq M



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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FINE & COUNTRY





CHRISTOPHER E MOBBS FNAEA CPEA
PARTNER AGENT

Fine & Country Banbury
36 years experience | 07761 439927 | DD: (01295) 239665
email: chris.mobbs@fineandcountry.com

Chris was born and educated in Banbury and has been a senior and key member of Fine & Country since he joined in January 2003. He is a long standing and active fellow of the National Association of Estate Agents and joined the industry in May 1986. Chris is a consummate professional accepting only the highest standards of marketing, integrity and customer care. He also holds the CPEA qualification gained in 1993 after 2 years studying property law, sales & marketing and building construction. Chris has lived in Hanwell for over 33 years with Elizabeth, (his wife of 38 years), so is without doubt a local property expert!

YOU CAN FOLLOW CHRIS ON



"Outstanding. Chris could not have made the experience of buying a house any better.

The communication throughout the whole process was incredible. Chris offered advice when ever it was needed, made himself available at all times of the day (often very late at night - sorry Chris!) and followed up on questions with lightening speed. We were nervous buyers due to our circumstances of returning to the UK recently and needing a home quickly. Chris kept us informed and even reached out simply to let us know if there wasn't an update. This made a huge difference and kept us confident and reassured.

Chris' genuine care made us feel part of the local community before we even arrived. And our children look forward to seeing him like a family friend. We sincerely feel very very fortunate that Chris happened to be the agent for our house purchase. Thank you Chris!"

"Chris Mobbs is an exceptional agent we would recommend to anyone. He was so helpful from the very first interaction, listened to us and helped the process go through as smooth as possible. Chris made a normally stressful process fun, due to him working so hard and having the answers before we had to ask. Cant recommend him highly enough."



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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