



Riverdale House, Ferris Court, Hook Norton Rd, Sibford Ferris
OX15 5QR - £599,950

**Stanbra
Powell**

Estate Agents
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Property Lettings

An extremely well presented four bedroom detached family home in a popular village location.

**Large entrance hall | Dual aspect living room | Dining room
| Refitted kitchen/breakfast room | Utility room |
Cloakroom | Four bedrooms, two en-suites | Family
bathroom | Wrap around garden | Integral double garage |
Driveway | Gated development | UPVC double glazing**

Located on a small exclusive gated development in the ever popular picturesque village of Sibford Ferris is this impressive four bedroom detached family home faced in Hornton stone. The property benefits from good size dual aspect living area, separate dining room, refitted kitchen/breakfast room, utility room, four good size bedrooms, wrap around garden, double garage and off road parking.

Ground Floor

Step to front door. Covered porch.
Composite door to entrance hallway.

Large entrance hallway with doors to all ground floor accommodation. Radiator. Laminate wood flooring. Understairs storage cupboard. Stairs rising to first floor.

Cloakroom: Two piece refitted white suite comprising of low level WC and wash handbasin with built-in storage cupboard underneath. Laminate wood flooring. Radiator. Extractor fan. Tiling to splashback areas.

Dual aspect living room: Window to front aspect. Sliding patio door to garden. Open stone fireplace. Two radiators.

Dining room: Access via double glazed panel doors. Radiator. Window overlooking rear garden.

Kitchen/breakfast room: Refitted in 2019 by the current owners. Comprising of a modern range of base and eye level units with laminate work top. Built-in sink unit. Built-in appliances include dishwasher, oven, fridge/freezer, Bosch induction hob with extractor over. Breakfast bar area. Tile effect laminate flooring. Window overlooking rear garden. Window overlooking side garden. Door leading to patio area. Radiator. Door through to utility room.

Utility room: Base level units with laminate worktop. Built-in sink unit. Plumbing and space for washing machine and dryer. Tile effect laminate flooring. Radiator. Window overlooking side garden. Door to double garage.

Integral garage: Power and light connected. Wall mounted fuse box. Roller door. Floor standing oil fired boiler (installed in 2019).

First Floor

Landing: Large open landing area with window to front aspect. Radiator. Airing cupboard housing hot water tank. Loft access with pull down ladder, light connected and partially boarded.

Master bedroom: Excellent size double bedroom with window to front aspect. Laminate wood flooring. Radiator.

En-suite: Refitted white suite comprising of low level WC, wash handbasin and panelled bath with shower over. Laminate tile effect flooring. Tiling to splashback areas. Radiator. Window to rear aspect.

Bedroom two: Excellent size double bedroom. Laminate wood flooring. Radiator. Large storage cupboard. Window overlooking side area.

En-suite: Refitted white suite comprising of low level WC, wash handbasin with built-in storage cupboard underneath and double shower tray with fixed glass screen with shower over. Tiling to splashback areas. Tiled effect laminate wood flooring. Radiator. Window to side aspect.

Bedroom three: Good size double bedroom with two Velux windows. Window to front aspect. Built-in wardrobes. Radiator, plus electric wall-mounted panel heater.

Bedroom four: Single bedroom. Window to front aspect. Radiator.

Family bathroom: Refitted white suite comprising of low level WC, wash handbasin with built-in storage drawer underneath. Bath. Tiling to splashback areas. Radiator. Tile effect laminate flooring. Window to rear aspect.

Outside

Front: Block paved driveway for approximately two vehicles. Raised flower bed. Access to garage.

Side garden: South/west facing aspect, enclosed by stone wall and fencing. Gated side access to front of the property. Paved patio area leading to seating space. Oil tank.

Rear garden: West facing aspect. Large paved patio area, the rest is mostly laid to lawn with well stocked flower and shrub borders, enclosed by timber panel fencing. Stone wall. Gated side access. Seating area to the rear of the garden. Outside tap and power point.

Agents Note

Boiler was installed in 2019.
Windows installed in 2019.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	57	72
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



TOTAL APPROX. FLOOR AREA 1848 sq.ft. (171.70 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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