

LOCATION

Hayfield Manor, Adderbury is surrounded by beautiful countryside, and there are many footpaths and bridleways close by for walking and cycling. The nearby Adderbury Lakes Nature Reserve is a peaceful location for birdwatching and a stroll.

Occupying a scenic position on one of the most prestigious roads in the village, residents of Hayfield Manor benefit from several pubs, a village shop, a coffee house and a stunning nature reserve. There's also a monthly farmers' market with a range of locally sourced produce.

CONTACT US

Berry Hill Road
Adderbury
Oxfordshire
OX17 3HF
hayfieldmanor@hayfieldhomes.co.uk
0800 161 5414
HAYFIELDHOMES.CO.UK

Breckon  Breckon
EST. 1947

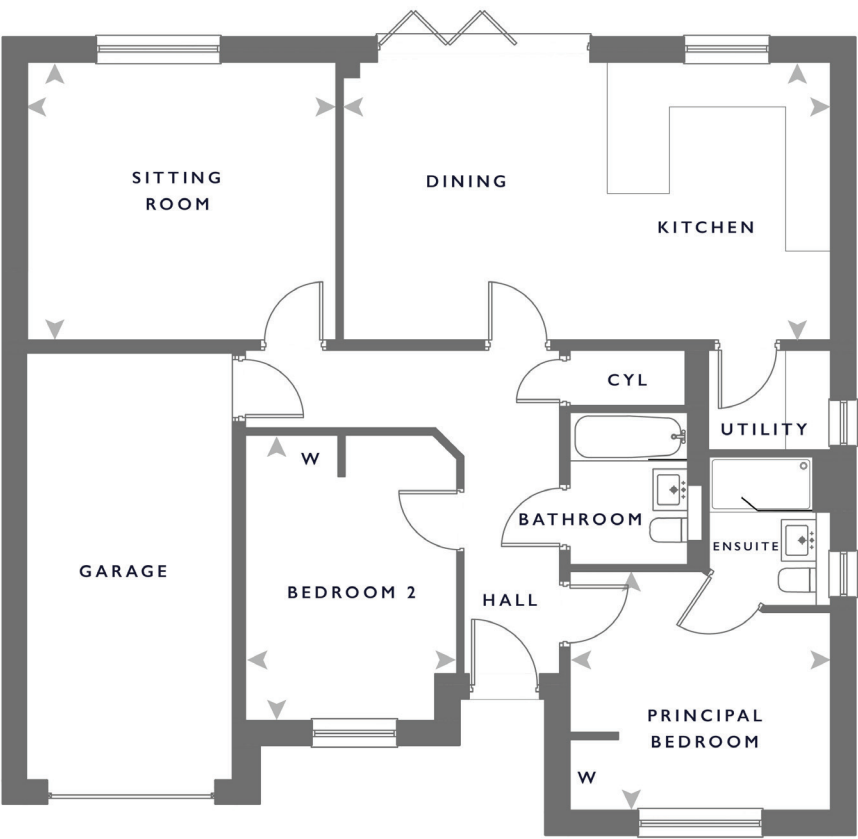
NEW HOMES SALES
newhomes@breckon.co.uk
01865 261222

H HAYFIELD

THE LAVINGTON

HAYFIELD MANOR

ADDERBURY, OXFORDSHIRE, OX17 3HF



THE LAVINGTON

The Lavington is a beautiful bungalow, offering over 1,000 square feet of living space.

This spacious living accommodation provides two generously sized bedrooms, the principal with en-suite shower room, a kitchen/dining room, a separate sitting room and an integrated garage.

The open-plan kitchen/dining room is the heart of the home, creating a seamless flow between cooking, dining, and entertaining. With modern appliances and sleek finishes, this space is ideal for both everyday meals and hosting gatherings with friends and family.

Off the kitchen, there is a useful utility room that offers additional storage space and functionality. This thoughtful addition makes daily chores easier, allowing you to keep your living area clutter-free.

For those seeking a separate area to unwind or entertain guests, the sitting room provides an ideal retreat. Whether you prefer cosy nights in or social gatherings, this versatile space can be tailored to suit your needs.

With an EPC-A rating, you'll lower your carbon footprint courtesy of the air source heat pump, renewable electricity supply, solar PV panels, electric vehicle charging point and more.

H

FLOOR PLAN

PLOTS: 20, 36, 37

PLOTS: 21, 22 (Handed)

GROUND FLOOR

Sitting Room	4.02m x 4.46m	13'2" x 14'7"
Kitchen/Dining Room	4.02m x 7.04m	13'2" x 23'1"
Principal Bedroom	3.45m x 3.76m	11'4" x 12'4"
Bedroom 2	4.13m x 3.06m	13'6" x 10'0"

H