



5 Meadow View, Adderbury  
Banbury, Oxfordshire, OX17 3LZ



ROUND & JACKSON  
ESTATE AGENTS





**A beautifully presented and greatly improved three bedroom semi detached house located in tucked away position within this highly regarded and well served village.**

### **The property**

5 Meadow View, Adderbury is a beautifully presented three bedroom semi detached house which is located in a tucked away position within the village and has far reaching countryside views to the front. Within recent years, a two storey extension has been added to the rear to create more spacious accommodation which is ideal for modern living and there are some lovely original features that have been retained. On the ground floor there is an entrance hallway, a sitting room with a bay window to the front, a cloakroom and a superb open plan kitchen/dining room with bi-folding doors to the garden. On the first floor there are two double bedrooms, a single bedroom and a large family bathroom. To the front there is a small enclosed garden with side access to the rear. The rear garden is private and pleasantly landscaped with a large paved seating area adjoining the house and a raised lawn with well stocked flower and plant borders.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

### **Entrance Hallway**

Attractive tiled flooring, stairs to the first floor and doors to all ground floor accommodation.

### **Sitting Room**

Located to the front, a cosy reception room with a bay window and stripped wooden flooring.

### **Cloakroom**

Wash hand basin, WC and space for a washing machine and tumble dryer.

### **Kitchen/Dining/Family Room**

A superb open plan room which is ideal for entertaining with ample space for lounge and dining furniture and bi-folding doors to the rear garden. The kitchen is fitted with a range of Shaker style eye level cabinets and base units and drawers with wooden work surfaces and a Belfast sink. Range cooker with extraction hood over, integrated dishwasher and space for a fridge-freezer.

### **First Floor Landing**

Hatch to the loft space which is boarded and has lighting and doors to all first floor accommodation.

### **Bedroom One**

A double room with a window to the front with far reaching countryside views.

### **Bedroom Two**

A double room with built in wardrobes and a window overlooking the rear garden.

### **Bedroom Three**

A single room with stripped wooden floors and a window to the front with views of the surrounding countryside.

### **Bathroom**

Fitted with a white suite comprising a panelled bath, a single shower cubicle, a wash hand basin and WC. Fitted linen cupboard and a window to the rear.



### Outside

To the front there is a small enclosed garden with a path to the front door and side access to the rear. The rear garden is private and pleasantly landscaped with a large paved seating area adjoining the house and a raised lawn with well stocked flower and plant borders. At the foot of the garden there is a timber shed and gated access to a rear passage leading to Chapel Lane. There is on street parking to the front of the property.

### Situation

Adderbury is a particularly sought after village just south of the market town of Banbury, comprising a selection of large ironstone houses and thatched cottages. Excellent local facilities include a hairdresser, post office, library, village store, a coffee shop, a number of public houses and a fine fourteenth century church. The nearby market town of Banbury offers retail, sporting and leisure facilities. Local education includes a primary school in the village and the Warriner Comprehensive in Bloxham. Prep schools are St Johns Priory (Banbury) and Carrdus (Overthorpe). Independent schools; Bloxham (Co-ed), Tudor Hall (girls) and Sibford (Co-ed) private schools. There are two private bus services, one for Warwick School and another for Oxford schools. M40 Motorway connections at Junction 11 (Banbury) for the north and Junction 10 (Ardley) for the south. Regular train services from Banbury to London (Marylebone from 56 minutes). Sporting and leisure activities include an squash and tennis club in Adderbury itself; golf on the edge of the village and at Tadmarton Heath, horse racing at Warwick, Stratford and Towcester, motor racing at Silverstone, Bannatyne's Health Club in Bodicote, RSC in Stratford-upon-Avon and a multitude of cultural activities in Oxford. Soho Farmhouse is a private members country club located just 8 miles distance in Great Tew.



### Directions

From Banbury Cross proceed in a southerly direction towards Oxford on the A4260. Continue for approximately 3 miles into the village of Adderbury. Upon entering Adderbury turn right at the junction signed for West Adderbury into the High Street. Take the third right hand turn for Chapel Lane. Follow the road to the end and turn left on to Meadow View where the property will be found on the left hand side.

### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax Band C.

### Viewing Arrangements

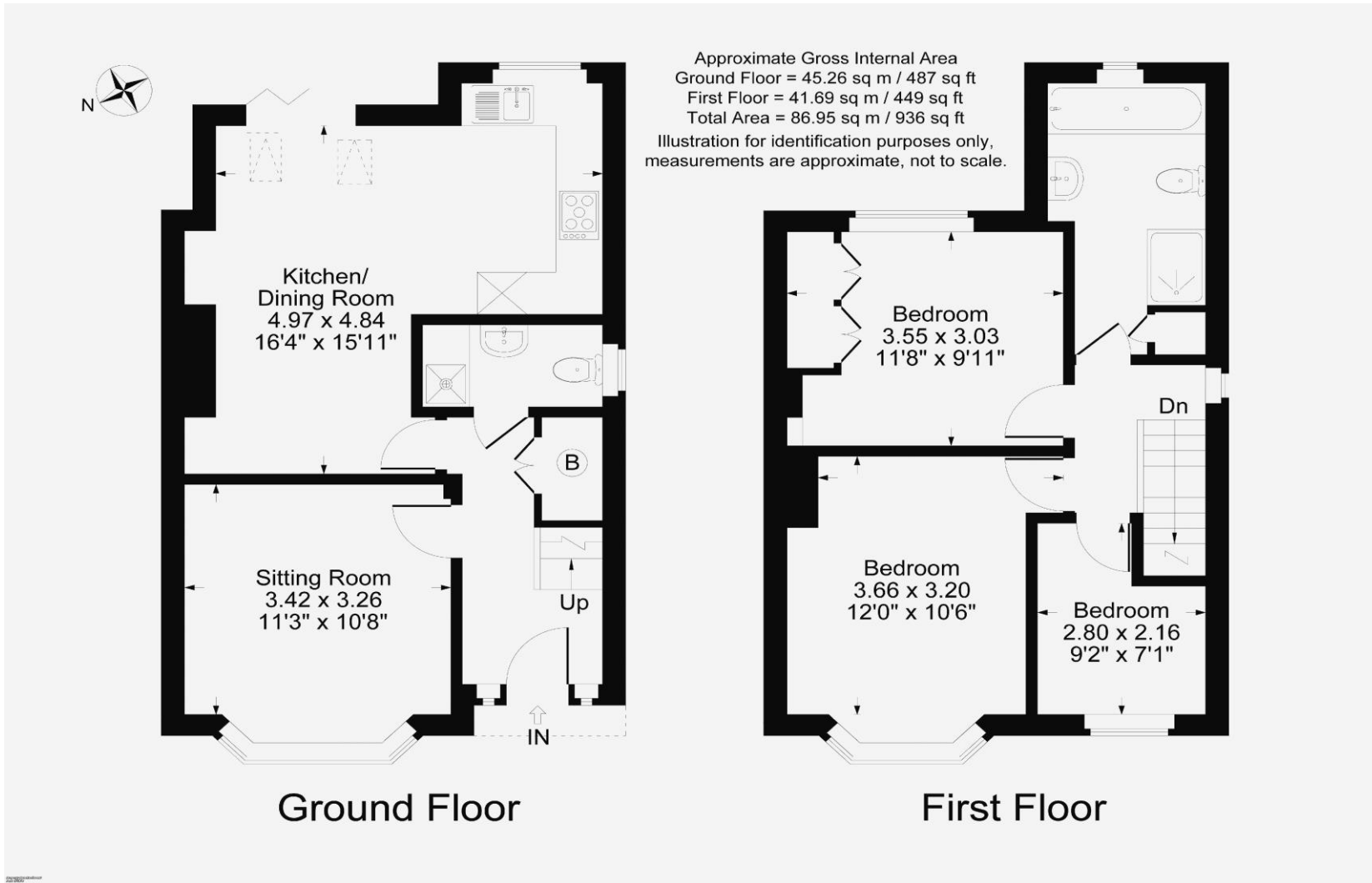
Strictly by prior arrangement with Round & Jackson.

### Tenure

A freehold property.

**Asking Price £399,950**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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