



Bennetts Corner, High Street  
Adderbury, Oxon, OX17 3LS



ROUND & JACKSON  
ESTATE AGENTS









**A charming three-bedroom, stone, Grade II listed cottage with many character features located within the heart of Adderbury village and comes to market with no onward chain.**

#### The Property

Bennetts Corner, Adderbury is a charming, Grade II listed, extended, cottage which lies in the heart of this sought after village in walking distance to all amenities such as the primary school, village shop, pubs, café and church. The cottage is spacious and has well laid out accommodation which is arranged over two floors and has many character features including original exposed beams, stone and a cast iron bakers' oven. On the ground floor there is a large sitting/dining room, a kitchen/diner, W.C/utility room and study/playroom which forms part of the rear extension. On the first floor there are three bedrooms and a family bathroom. Outside of the property there is a courtyard garden with shared access to the neighboring property. Parking for the property is found on street.

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

#### Sitting Room

A spacious reception room with solid wooden flooring, original exposed beams, dual aspect windows to the front and side, stairs rising to the first floor, a useful understairs storage cupboard and doors to the kitchen/diner and study.

#### Study

Forming part of the rear extension which was completed in 2008 and has a continuation of the solid wooden flooring. A useful additional room which could be used as a study or play room. There are windows to the side and rear and a Velux style window to the side aspect with a stable door leading to the courtyard garden.

#### Kitchen/Diner

The kitchen is a particular feature of the property with original exposed brickwork and a cast iron bread oven. There is a range of cream eye level cabinets with base units and drawers with work surfaces over, an inset one and a half bowl with draining board, space and plumbing for a dishwasher and for a free standing fridge/freezer. There is ample space for dining furniture, dual aspect windows to the front and rear aspect, door to the cloakroom and tiled flooring.



#### Cloakroom/Utility

Fitted with a wash hand basin, W.C with space and plumbing for a washing machine.

#### First Floor Landing

Window to the rear aspect, two hatches to the loft space which is partially boarded, doors to all first floor accommodation and original exposed beams.

#### Master Bedroom

A double bedroom with built in wardrobes and window to the side aspect.

#### Bedroom Two

A double bedroom with exposed beams, window to the front aspect and a storage cupboard which houses the gas fired boiler which was fitted in 2024.

#### Bedroom Three

A small double bedroom with a window to the front aspect.

#### Family Bathroom

Fitted with a modern suite comprising a P shaped panelled bath with a shower over, W.C., wash hand basin and a heated towel rail. There are tiled splashbacks and a Velux style window to the rear aspect.





#### Courtyard Garden

To the rear of the property there is a low maintenance courtyard garden with shared access to the neighboring 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, cafe, 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 55 minutes). Sporting and leisure activities include an excellent squash and tennis club in Adderbury itself; golf 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.

#### Directions

From Banbury proceed in a southerly direction via the Oxford Road (A4260). After approximately 2.5 miles Adderbury will be reached. Having travelled through the traffic lights on the edge of the village take the first right hand turning to the village green. Continue on this road passing Squires hairdressers and follow the road for a short distance where the property will be found on your left hand side before the Adderbury Stores.



#### Services

All mains' services connected. The gas fired boiler is located in the second bedroom.

#### Local Authority

Cherwell District Council. Tax Band C.

#### Viewings

Strictly by prior arrangement with Round & Jackson.

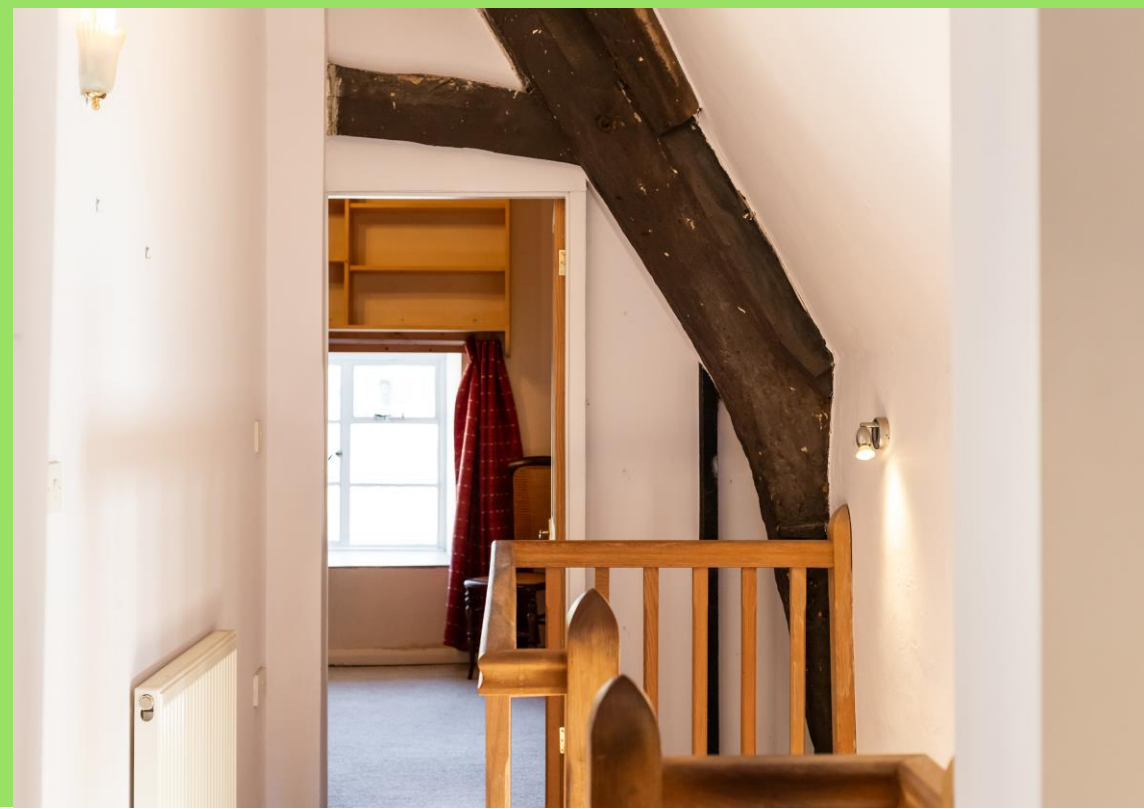
#### Tenure

A Freehold property.

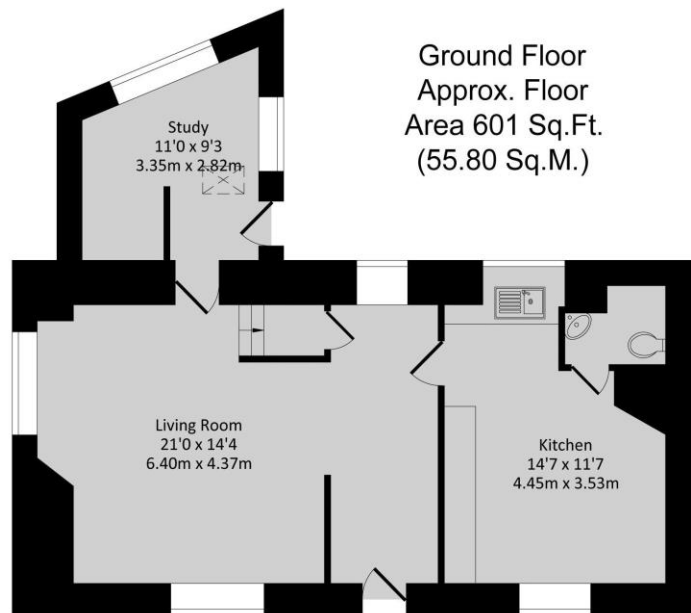
#### Agents Notes

The property has been well maintained and within the last year has had a new boiler, heating system, had the chimney repointed, reset some of the ridge tiles on the roof and some of the roof has been repointed to the front.

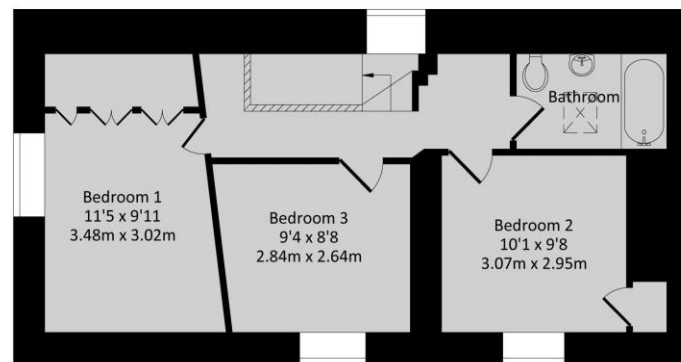
**Asking Price: £415,000**







Ground Floor  
Approx. Floor  
Area 601 Sq.Ft.  
(55.80 Sq.M.)



First Floor  
Approx. Floor  
Area 554 Sq.Ft.  
(51.50 Sq.M.)

**Total Approx. Floor Area 107.30 Sq.Ft. (1155 Sq.M.)**

All items illustrated on this plan are included in the "Total Approx Floor Area"

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. No responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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