



42 Highlands, Lower Tadmarton
Banbury, Oxon, OX15 5SR



ROUND & JACKSON
ESTATE AGENTS





An exceptional and beautifully presented village home with spacious accommodation and a beautifully landscaped garden with far reaching countryside views. An exclusive development with extensive grounds and gardens for those aged 55 and above.

The property

Highlands, Tadmorton is a highly regarded and unique development situated in an elevated, rural location between the villages of Lower Tadmorton and Bloxham. The development is surrounded by open countryside and there are beautifully landscaped communal grounds with attractive pathways, woodland areas and far reaching, unspoilt views. 42 Highlands is a spacious property which is beautifully presented throughout and is located at the end of the development and backing onto open countryside. On the ground floor there is a large entrance hall, a fitted modern kitchen, a study, a cloakroom/WC and a spacious sitting/dining room with doors leading to a conservatory/garden room. On the first floor there is a large central central landing, a master bedroom with fitted wardrobes and en-suite bathroom, two further double bedrooms and a re-fitted modern shower room. To the rear of the property there is a beautifully landscaped garden with gated access onto the communal grounds and there are far reaching views of the surrounding countryside. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Hallway

A large central hallway with the main entrance door to the front, stairs to the first floor, a useful storage cupboard and doors to all ground floor accommodation.

Kitchen

Fitted modern kitchen with a range of wall mounted cabinets, base units and drawers and fitted work surfaces. One and a half bowl sink and drainer, a gas cooking hob with extractor over, a double oven and space for a washing machine. Window to the front, tiled flooring.

Study

A useful reception room with a bay window to the front and a built in desk and shelving.

Sitting/Dining Room

A large reception room with ample space for lounge and dining furniture, a fireplace with gas fire, a window to the rear and a door to the conservatory/garden room.

Conservatory/Garden Room

A lovely additional room which is ideal for relaxing with access to the garden.

First floor Landing

A large central landing with an airing cupboard, a hatch to the loft space and doors to all first floor accommodation.

Bedroom One

A very large double room with a window to the rear, two double wardrobes and a single wardrobe. There is also an en-suite bathroom which is fitted with a white suite.

Bedroom Two

A double room with a window to the front and a freestanding double wardrobe.

Bedroom Three

A double room with a window to the front.

Shower Room

Fitted with a modern suite comprising a double shower cubicle, a wash hand basin and low level WC. Attractive tiling, window to front.



Outside

To the front of the property there is a lawned garden and a pathway to the front door. At the rear there is a beautifully landscaped garden with beautiful, far reaching views over the communal gardens and countryside beyond. There is a paved patio adjoining the house, well stocked flower and plant borders, lawned and shingled areas and a wooden pergola with a further patio seating area. There is a gated access at the foot of the garden which gives access to the communal grounds and gardens.

Situation

Tadmarton is situated due west of Banbury. It has an active community centering around the village hall, a local public house and has two golf courses nearby (Tadmarton and Rye Hill). Local schooling will be in the nearby villages of Sibford and Bloxham. The market town of Banbury offers a range of shopping and recreational facilities together with junction 11 of the M40 motorway and the main line railway to London Marylebone in under an hour. Soho Farmhouse is within easy reach being just 7 miles from the village.

Asking Price - £460,000



Directions

From Banbury proceed in a Westerly direction toward Shipston-on-Stour (B4035). Travel through the village of Broughton and after approximately 1 mile turn left where signposted to Bloxham and Highlands. After approximately a ¼ of a mile turn left into Highlands and follow the road to the end of the development. The property will then be seen in front of you.

Services

All mains services are connected.

Agent's Note

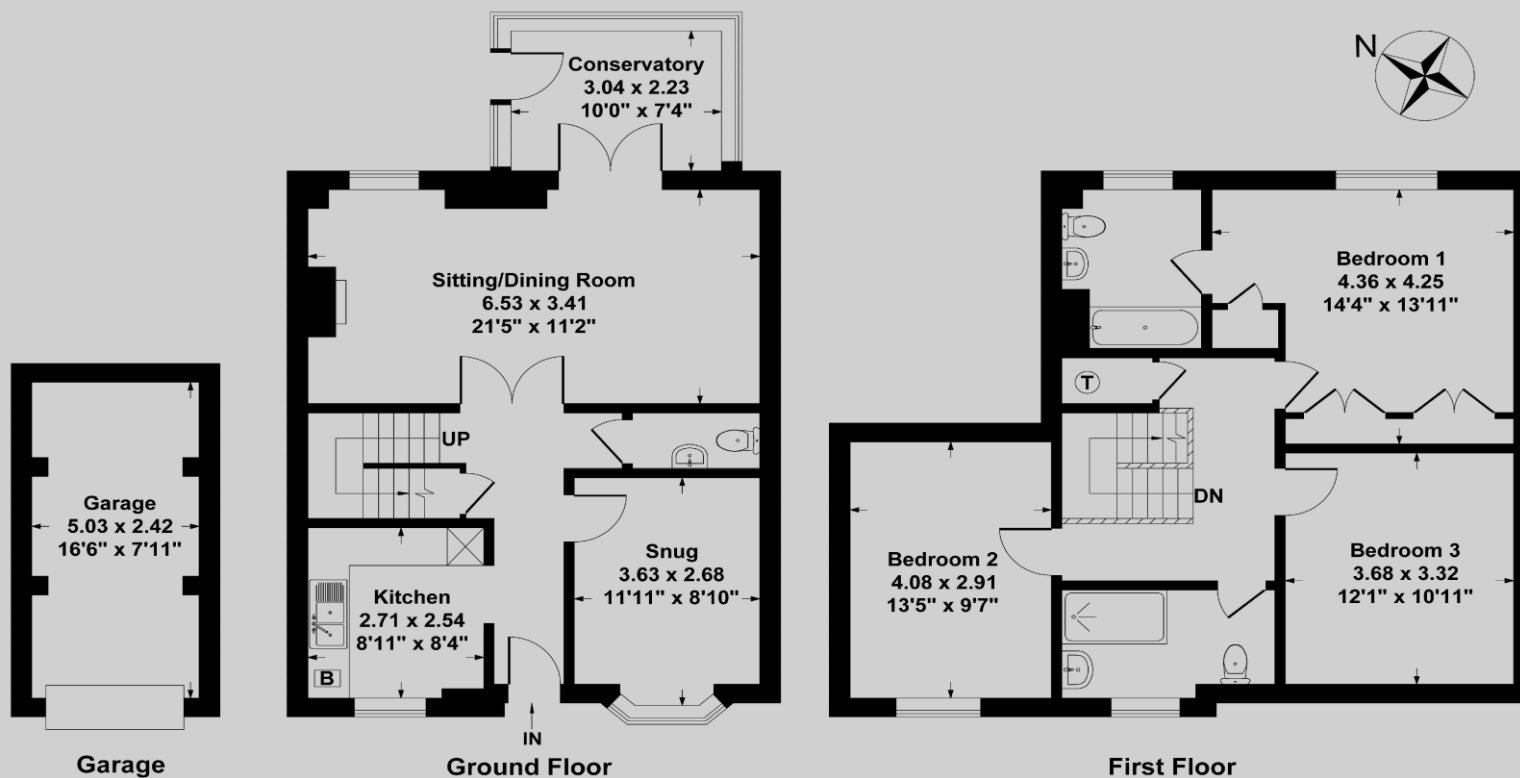
This is an age restricted development, at least one occupier of the property must be aged 55 or over. It is a freehold property however there is a service charge for the communal areas which is currently £72 per month.

There is a flying freehold where bedroom three is located above the shared drive.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.





Ground Floor Approx Area = 49.32 sq m / 531 sq ft
First Floor Approx Area = 47.18 sq m / 508 sq ft
Garage Approx Area = 13.38 sq m / 144 sq ft
Total Area = 109.88 sq m / 1183 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 75 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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