



IvyLou, Wykham Lane
Broughton, Oxon, OX15 5DT



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A spacious and very well presented two-bedroom detached house with a beautiful and mature rear garden with far reaching countryside views that is located on a quiet street within this highly desirable village.

The Property

IvyLou, Broughton is a unique and very well presented detached property which is located on a popular, quiet street within this highly desirable and unspoilt village. The property has spacious accommodation with off road parking available for several vehicles and a beautiful rear garden overlooking open countryside. On the ground floor of the property there is an entrance hallway, study, dining room, inner hallway, kitchen, sitting room, utility room, conservatory and a modern family shower room. On the first floor there is a central landing and two bedrooms with an en-suite shower room to the master bedroom. Outside of the property to the front there is a large, paved driveway with access to the integral garage. The main area of garden and a particular feature to the property is located to the rear. The large garden has a patio seating area adjoining the house, many beautiful flower and shrub beds and borders and established hedges and trees. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A central hallway with doors to the study and dining room with a window to the side aspect and wood effect flooring.

Study

A useful room which could be used as a study or playroom with a window to the front aspect.

Dining Room

A spacious reception room with a window to the front aspect, a continuation of the wood effect flooring and door to the inner hallway.

Inner Hallway

Stairs rising to the first floor and doors to the garage, ground floor accommodation and a useful storage cupboard.

Kitchen

Fitted with a range of eye level cabinets with base units and drawers with work surfaces over and tiled splash backs. There is an integrated under counter fridge and freezer, space and plumbing for a dishwasher, space for a range cooker with an extractor hood over and a one and a half bowl sink and draining board. There is tiled flooring with windows into the conservatory and door leading to the utility room.

Utility Room

With space and plumbing for a washing machine, tumble dryer with a work surface over. There is a door and windows leading to the rear garden.

Sitting Room

A spacious reception room with double doors leading to the garden and a door to the conservatory.

Conservatory

A large conservatory and useful additional reception space with tiled flooring with double doors to the rear garden with an air conditioning unit.

Family Shower Room

Fitted with a modern white suite comprising a walk in double shower with a mixer shower and rainfall shower over, vanity unit, W.C., heated towel rail and attractive floor to ceiling tiled splash backs.

First Floor Landing

A central hallway with a Velux window to the rear and doors to upstairs accommodation and an eaves storage cupboard.



Bedroom One and En-Suite

A large double bedroom with a Velux window to the rear and door to the en-suite shower room. The en-suite is fitted with a shower cubicle, W.C. and wash hand basin.

Bedroom Two

A small double bedroom with a Velux window to the rear aspect.

Garage

A single garage with an up and over door to the front and personal door to the rear. Power and light connected.

Outside

To the front of the property there is a large paved driveway which provides off road parking for several vehicles. A particular feature of the property is the fantastic and very private rear garden which has far reaching open countryside views. There is a patio seating area adjoining the house with side access to the front and steps leading to a large lawned area. There are multiple flower and shrub beds, a modern summer house with power heating and the borders of the garden are full of beautiful shrubs, plants and trees.

Directions

From Banbury Cross proceed on West Bar Street and continue as it becomes Broughton Road. Proceed to the roundabout and take the second exit B4035 for Broughton. Continue for approximately 1.5 miles into the village of Broughton and take the second turn on your left into Wykham Lane. IvyLou will be seen on your right after a short distance.



Situation

Broughton is situated to the south west of Banbury. It is a small ironstone village with period and modern houses alike. The village is steeped in history exemplified by Broughton Castle on the edge of the village, which was built originally by John de Broughton in about 1300 as a small fortified manor house. Broughton Castle is open to the public during the summer and the village also offers the popular Saye And Sele public house. Shopping facilities can be found in the nearby market town of Banbury, where the train station provides access to London Marylebone in under an hour and gives good access to Birmingham and the North West. Junction 11 of the M40 is just on the far side of Banbury, 4 miles from Broughton.

Services

All mains services connected. The gas fired boiler is located in the garage.

Local Authority

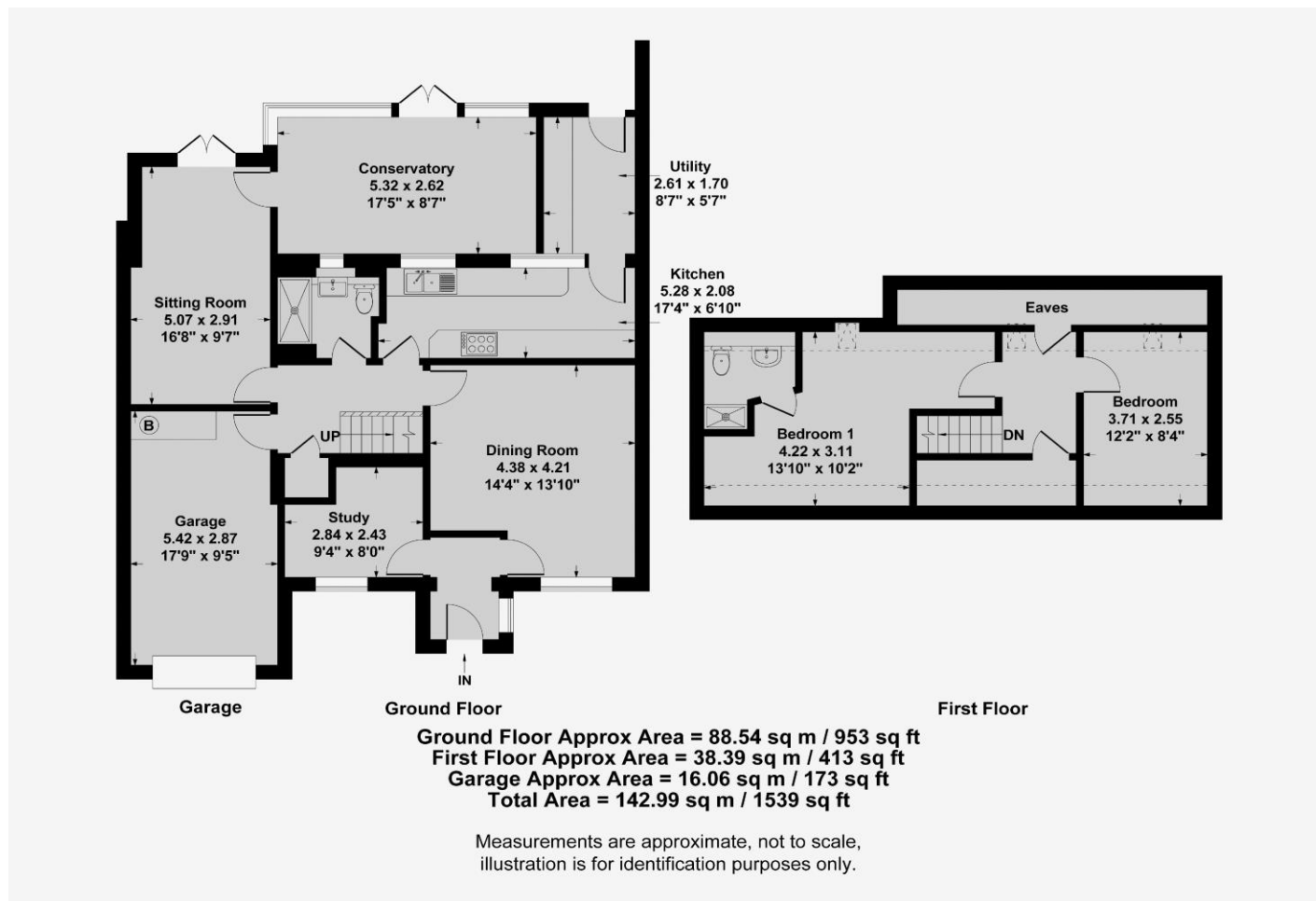
Cherwell District Council. Tax band D.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

Asking Price: £485,000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

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