



Highfield House, Claridge Gardens, School Lane
Great Bourton, Banbury, Oxon, OX17 1QY



ROUND & JACKSON
ESTATE AGENTS





An exceptional four/five bedroom detached family house, built to a very high specification with quality fittings throughout, located in a tucked away position on the edge of this highly sought after village.

The property

Highfield House, Claridge Gardens is an exceptional, brand new family house expertly constructed by highly renowned local developer E&W Estates. The property sits on a generous sized plot in a tucked away position with countryside views to the rear.

The spacious and well planned accommodation is arranged over two floors and measures approx 3644 Sq Ft including the double garage. On the ground floor there is a large entrance hallway with a vaulted ceiling, a sitting room with French doors to the rear garden, a games/play room and a study/bedroom with an adjoining shower room. There is also a stunning open plan kitchen/dining/family room with high quality fittings, bi-folding doors to the garden and access to a large utility/boot room.

On the first floor there is a large central landing which overlooks the hallway below, a superb master bedroom suite with a bathroom and dressing room, a guest bedroom suite with shower room, two further double bedrooms and a luxurious family bathroom.

To the front there is a large driveway and a double garage and to the rear there is a large rear garden which is beautifully landscaped and backs on to open countryside.

Entrance Hallway

A spacious and welcoming hallway with a vaulted ceiling, a staircase to the first floor and built in storage cupboards.

Sitting Room

A large reception room with French doors to the rear garden.

Playroom/Snug

A useful additional room with a window to the front.

Kitchen/Dining/Family Room

An exceptional open plan room with ample space for lounge and dining furniture and two sets of bi-folding doors to the rear garden. A bespoke kitchen has been installed comprising solid wood wall cabinets, base units and drawers with stone work surfaces over and inset sink. There is a central island unit and integrated Neff appliances will include a full height fridge and separate full height freezer, twin ovens, a wine fridge and dishwasher.

Utility/Boot Room

A large, fitted utility room with eye level cabinets, base units and drawers with work surfaces over and a sink and drainer. Integrated washing machine and tumble dryer, door to side.

Bedroom/Dining Room

A useful reception room which could be used as a ground floor bedroom.

Shower Room

Fitted with a high-quality suite and attractive tiling by Porcelanosa. Double shower cubicle, wash hand basin and WC.

First Floor Landing

A large galleried landing overlooking the hallway beneath with access to all first floor accommodation.

Master Bedroom Suite

A superb master bedroom suite with double doors and Juliet balcony, far reaching countryside views, a walk-in wardrobe and a luxury en-suite with a freestanding bath and walk in shower.

Guest Suite

A large double room with a window to the rear and an en-suite shower room.

Bedroom Three

A large double room with a window to the front.

Bedroom Four

A large double room with a window to the front.

Family Bathroom

Fitted with a high-quality suite and modern tiling by Porcelanosa. Window to the rear.



Outside

The property sits on a generous sized plot and is pleasantly set back from the road. To the front there is a large driveway which provides parking for several vehicles and there is also a double garage with power and light connected. To the rear there is a large garden which will be expertly landscaped and backs on to open countryside.

Garage

A detached double garage with stairs giving access to a useful loft room which could be used as an office. Lighting and power connected as well as an EV charging point.

Situation

Great Bourton to the north of the historic market town of Banbury. The village boasts a public house, The Bell Inn (Currently closed), a children play park and some lovely countryside walks. The neighbouring village of Cropredy offers primary schooling and further facilities. Banbury is a thriving, market town located just north of Oxford amidst beautiful rolling countryside. The town is steeped in history and is now a modern centre with a full range of shops, supermarkets, a cinema, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east. Banbury railway station provides regular trains to all parts of the country with London and Birmingham a comfortable commute (London Marylebone from 57 minutes and Birmingham New Street from 44 minutes). Birmingham Airport is about 40 miles distant and Heathrow and Luton Airports are also within easy reach. The local area provides a range of primary, secondary and mixed boarding schools. Independent schools including St. Johns Priory Prep School, Carrdus, Tudor Hall (girls) and Bloxham School (co-ed) are all within easy reach. Local leisure retreats include Soho Farm House (11 miles), Tadmorton Golf Club (5.6 miles) and Oxford Westgate (25 miles).

Directions

From Banbury proceed in a Northerly direction via the Southam Road. Continue along this road out of Banbury for approximately 2 miles and turn right where signposted for Great Bourton. Take the right hand turn into School Lane and follow the road around to the right where the entrance will be seen on your right hand side.

Services

Mains water, electricity and drainage are connected. Heating via an air source heat pump.

Local Authority

Cherwell District Council. Tax band TBC.

Viewing Arrangements

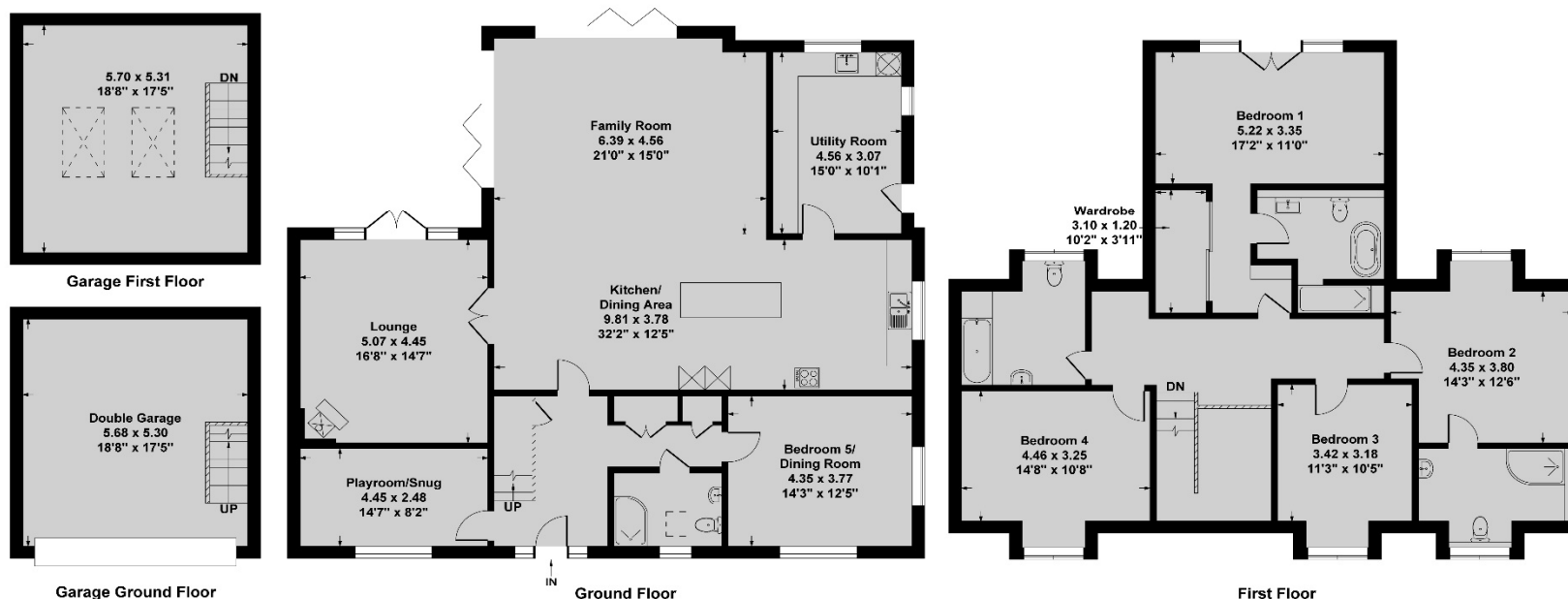
By appointment with Round & Jackson.

Agents Note

The property is currently under construction (completion expected Summer 2025), the photographs shown are CGI images.

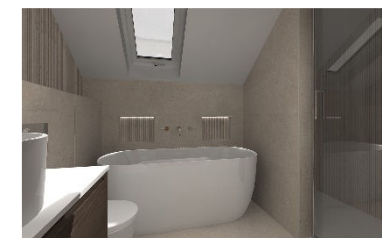
Asking Price - £1,200,000





Ground Floor Approx Area = 157.70 sq m / 1698 sq ft
First Floor Approx Area = 120.47 sq m / 1297 sq ft
Garage Approx Area = 60.31 sq m / 649 sq ft
Total Area = 338.48 sq m / 3644 sq ft

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



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.

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

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit the for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.



rightmove



ROUND & JACKSON
ESTATE AGENTS