



20 St. Johns Way
Hempton, OX15 0QR



ROUND & JACKSON
ESTATE AGENTS





A very well presented detached three-bedroom bungalow with a garage, large driveway and a very private rear garden. Located on this highly regarded residential neighbourhood within this sought after village close to Deddington.

The property

20 St.Johns Way, Hempton is a very well presented, three-bedroom detached bungalow which benefits from having a larger than average driveway, a garage and a very private rear garden. The property has a recently upgraded, high quality bathroom and offers a good amount of very versatile living accommodation over one level. Hempton is within walking distance of the well-served neighbouring village of Deddington, with its shops and amenities. The living accommodation is arranged as follows; Entrance lobby, W.C, hallway, sitting/dining room, kitchen/breakfast room, conservatory, three-bedrooms and a re-fitted bathroom. Outside there is a single garage with workshop area to the rear and outside to the front there is a very large block-paved driveway. To the rear there is a pretty lawned garden which offers a large amount of privacy. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Lobby

A spacious lobby area with tiled flooring and doors leading to the hallway, W.C and garage.

W.C

Fitted with a white suite comprising a toilet and a hand-basin which has a vanity storage cupboard beneath. The tiled flooring from the lobby continues throughout and there is a window to the rear aspect.

Hallway

Doors leading to all rooms and there is a built-in storage cupboard which houses the hot water tank. There is a loft hatch to the roof space which is partially boarded and there is a natural light tunnel fitted.

Sitting Room/Dining Room

A very bright and airy, semi-open plan room with windows to the front and side aspects. There is an inset log burning stove and plenty of space for a dining table and chairs. Door leading into the kitchen.

Kitchen/Breakfast Room

A spacious kitchen/breakfast room which is fitted with a range of white fronted cabinets with worktops over and tiled splash backs. There is an inset sink with drainer and space for a free-standing cooker, space for a fridge, freezer and a washing machine. There is tiled flooring throughout and a window to the front aspect along with a further window and door leading into the conservatory. There is a natural light tunnel fitted and ample space for a table and chairs.

Conservatory

A really useful addition to the property with tiled flooring and a sliding door leading into the garden. There are fitted blinds to the roof and there is a radiator which is part of the main heating system.

Bedroom One

A large, bright and airy double bedroom with a window to the rear aspect and a fitted blind.

Bedroom Two

A bright and airy double bedroom with dual aspect windows to the side and rear aspects.



Bedroom Three

A good size single bedroom with a window overlooking the conservatory. Currently being used as a study.

Family Bathroom

Recently refitted with a high quality white suite comprising a panelled bath, shower cubicle, toilet and a wash basin with vanity storage unit beneath. There are attractive, grey tiled splash backs, good quality wood effect flooring and there is a window to the rear aspect and a heated towel rail radiator.

Garage

A single garage with an electric roller door, power and lighting. There is a workshop area to the rear with a pedestrian door leading into the garden. The oil fired boiler is located here.

Outside

To the rear of the property there is a good sized, private lawned garden with established trees and shrubs. There is a pathway to the foot of the garden where there is a pergola and wooden shed with gravel beneath. There is a paved patio adjoining the house and gated side access. There is a paved pathway across the rear of the bungalow which leads to a further paved area with access into the garage.

There is a wooden storage shed here along with the modern oil tank and an outside tap. To the front of the property there is a recently replaced block-paved driveway which provides driveway parking for many vehicles and there is an outside power socket.

Situation

The village of Hempton lies within striking distance of the Banbury to Oxford Road (A4260). There is some delightful undulating countryside all around and there are some very well served villages nearby including Bloxham and Deddington. The nearby village of Deddington lies approximately 1 mile away. Here amenities include shops, a primary school, a church, health centre/doctors, library, public houses/restaurants and it is situated within the catchment area for the Warriner Secondary School at Bloxham.

Directions

From Banbury proceed in a southerly direction towards Oxford (A4260). Travel through Adderbury and continue to Deddington. At the traffic lights turn right into the Chipping Norton/Hempton Road (B4031) and continue until Hempton is reached. St Johns Way is the first turning on your right, opposite a bus shelter. Once in St Johns Way bear right and then follow the road to the left where Number 20 will be found on your left hand side.

Services

All mains services connected with the exception of gas. Oil fired heating.

Local Authority

Cherwell District Council. Tax band D.

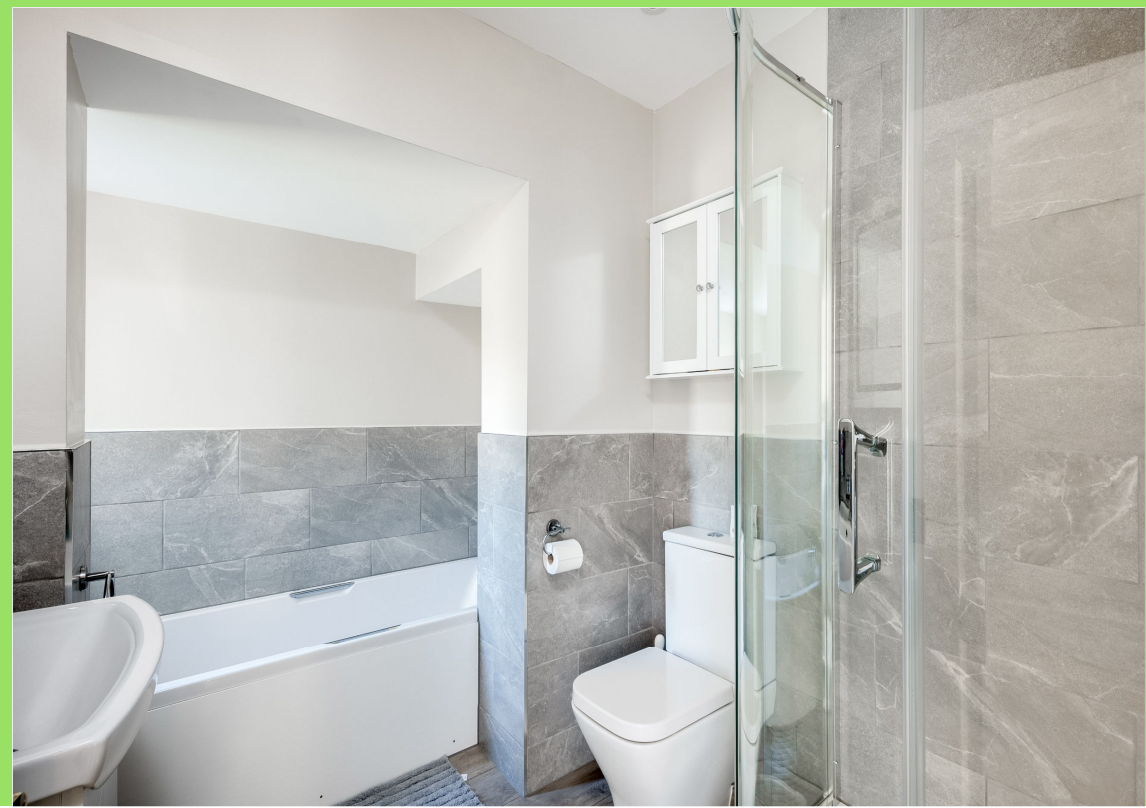
Viewing arrangements

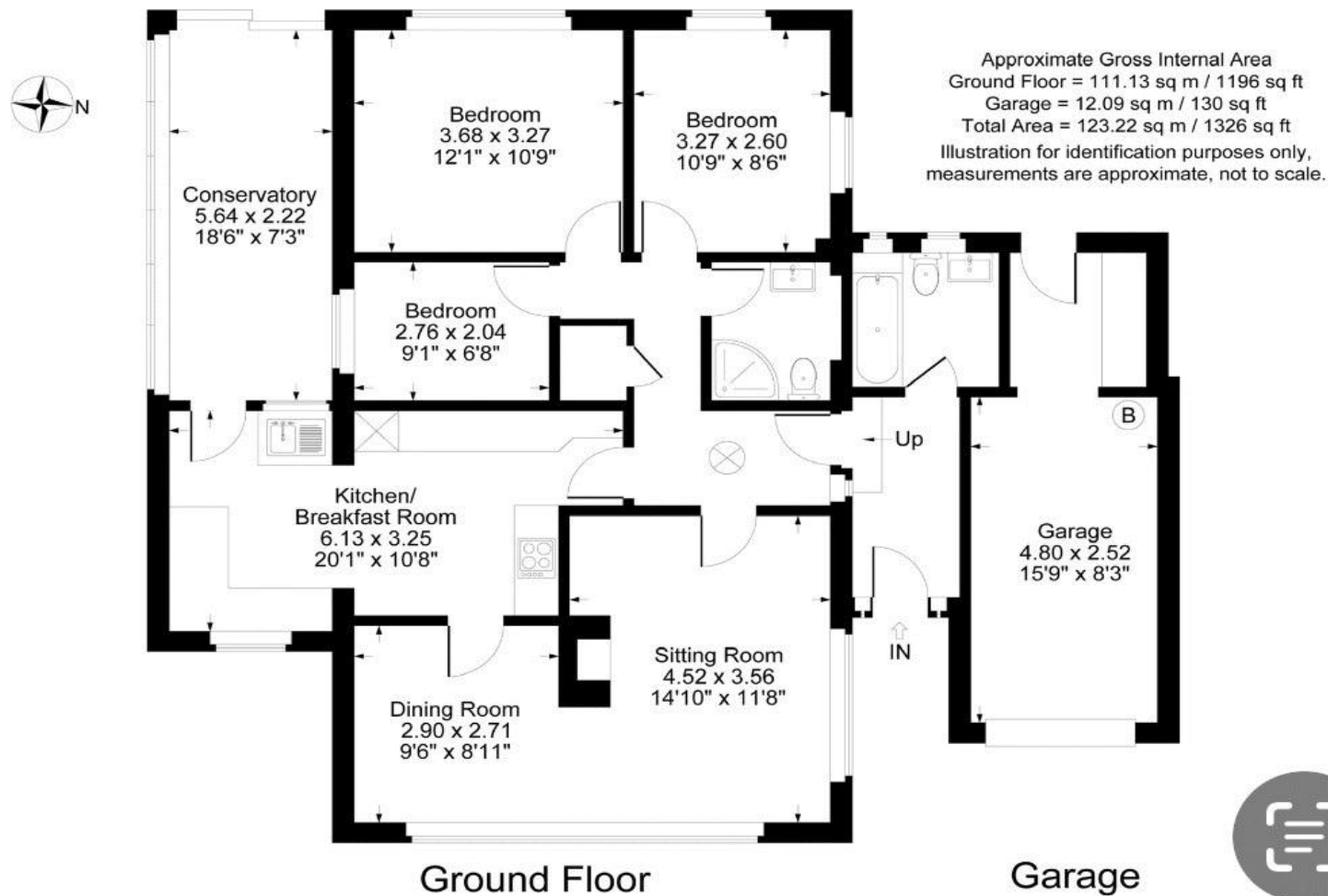
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Guide Price: £435,000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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