



7 Rawlins Close

Twyford, Adderbury, OX17 3HS



ROUND & JACKSON
ESTATE AGENTS





A substantial five bedroom, detached family home with a double garage, driveway parking and a good size private rear garden. The property is located in the popular village of Adderbury, close to local schooling and amenities.

The property

7 Rawlins Close, Twyford, Adderbury is a substantial five bedroom, detached family home with a double garage, driveway parking and a good sized private rear garden. Rawlins Close is a very select development which offers a pleasant setting amongst similar exclusive homes and there is a wonderful community feel within the road. The property has a large amount of living space arranged over two floors and is well laid out. On the ground floor there is a spacious entrance hallway leading to a W.C, sitting room, dining room, large kitchen/breakfast room and utility room. On the first floor there is a very large, split landing leading to five bedrooms, two with en-suites and a family bathroom. Outside to the rear there is a very private garden with a patio adjoining the house and a further patio area at the foot of the garden. To both sides of the property there is storage space, ideal for wheelie bins. To the front of the property there is a tarmac driveway and there is a pathway leading to the front door along with a lawned area, with established plants and bushes. We have prepared a floorplan to show the rooms sizes and layout, some of the main features include:

Entrance Hallway

A very spacious and welcoming hallway with doors leading to all the ground floor rooms, stairs rising to the first floor and there is a good amount of storage space beneath the stairs.

W.C

Fitted with a white suite comprising of a toilet and wash basin, tiled splash backs and a window to the front aspect. Vinyl flooring throughout.

Sitting Room

A spacious dual aspect sitting room with a sliding door leading into the rear garden. There is a lovely outlook over the rear garden and also to the front aspect. There is an inset coal effect gas fire.

Dining Room

Entered via double doors, a spacious formal dining room with a large bow window overlooking the rear garden. This room has potential to be reconfigured and knocked through into the kitchen to create a wonderful entertaining space. (Building regulation sign-off and structural calculations may be required)



Kitchen/Breakfast Room

A very good size kitchen/breakfast room which is fitted with shaker style, cream-coloured cabinets with granite worktops over and tiled splash backs.

There is an integrated combo electric oven, a five ring electric hob and an extractor hood along with an integrated fridge. There is attractive tiled flooring and there is a window and sliding door leading into the rear garden. There is also a further storage cupboard and a door leading into the garage, along with a further door leading into the utility room.

Utility Room

There is space and plumbing for a washing machine, a sink and drainer with worktop area and a built-in cupboard. There is also space for a fridge-freezer, tiled flooring and a door to the side aspect. The Worcester gas fired boiler is located here.

First Floor Landing

A very spacious landing with stairs splitting to both sides of the property and there is a window to the front aspect. There is a loft hatch to the roof space which is partially boarded and there is a light fitted. There is also a built-in storage cupboard with shelving which also houses the hot water tank.



Bedroom One

A very large and impressive main bedroom with a window to the rear aspect. There are a range of fitted wardrobes and drawers and there is a door into the en-suite. The en-suite is fitted with a white suite comprising of a corner shower, toilet and wash basin, and there are attractive tiled splash backs, a heated towel rail and there is a window to the rear aspect.

Bedroom Two

A very large double bedroom with fitted wardrobes and drawers and two windows to the front aspect. There is a door leading into the en-suite which is fitted with a white suite comprising of a shower cubicle, toilet and wash basin and there are tiled splash backs.

Bedroom Three

A very large double bedroom with a window to the front aspect.

Bedroom Four

A good size double bedroom with a window to the rear aspect.

Bedroom Five

Currently used as a study, a good size single bedroom with fitted wardrobes and a window to the front aspect.

Family Bathroom

Fitted with a pink suite comprising of a panelled bath, toilet and wash basin and there is vanity storage beneath. There are tiled splash backs, vinyl flooring and a window to the rear aspect.

Garage

A good size double garage with twin electric roller doors leading onto the driveway. There is power and lighting connected and plenty of storage space throughout.

Outside

Outside to the side of the property there is gated access with a good area for wheelie bin storage and a door into the utility area. To the rear there is a large, paved patio with an electric sun canopy and there is an outside tap. There is a pathway leading onto a westerly facing lawned garden with established shrubs and trees, the pathway also leads to a wooden shed. At the foot of the garden there is a paved patio area providing plenty of seating space. To the other side of the property there is a further storage area. To the front of the property there is a tarmac driveway where there is parking for at least two vehicles and there is block paved edging. There is a pathway leading to the front door, a lawned area and more established trees and shrubs.

Situation

The village of Adderbury has many amenities including a shop, hairdressers, public houses including the The Red Lion which is a short walk away, tennis club, coffee shop, parish church and bus service. There is also a popular primary school (rated Good by Ofsted) within walking distance of the property and the village is within the catchment area for the Warriner secondary school at Bloxham.

Directions

From Banbury proceed southwards via the Oxford Road and continue for approximately two miles. Having passed the turning for Kings Sutton take the next turn on your left into Twyford Grove. Follow this road around to the right and into Margaret Road where after a short while, there will be a turn on your right-hand side into Rawlins Close. Number 7 can be found on your right-hand side.

Services

All mains services are connected. The Worcester gas fired boiler is located in the utility room.

Local Authority

Cherwell District Council. Council tax band G.

Viewing Arrangements

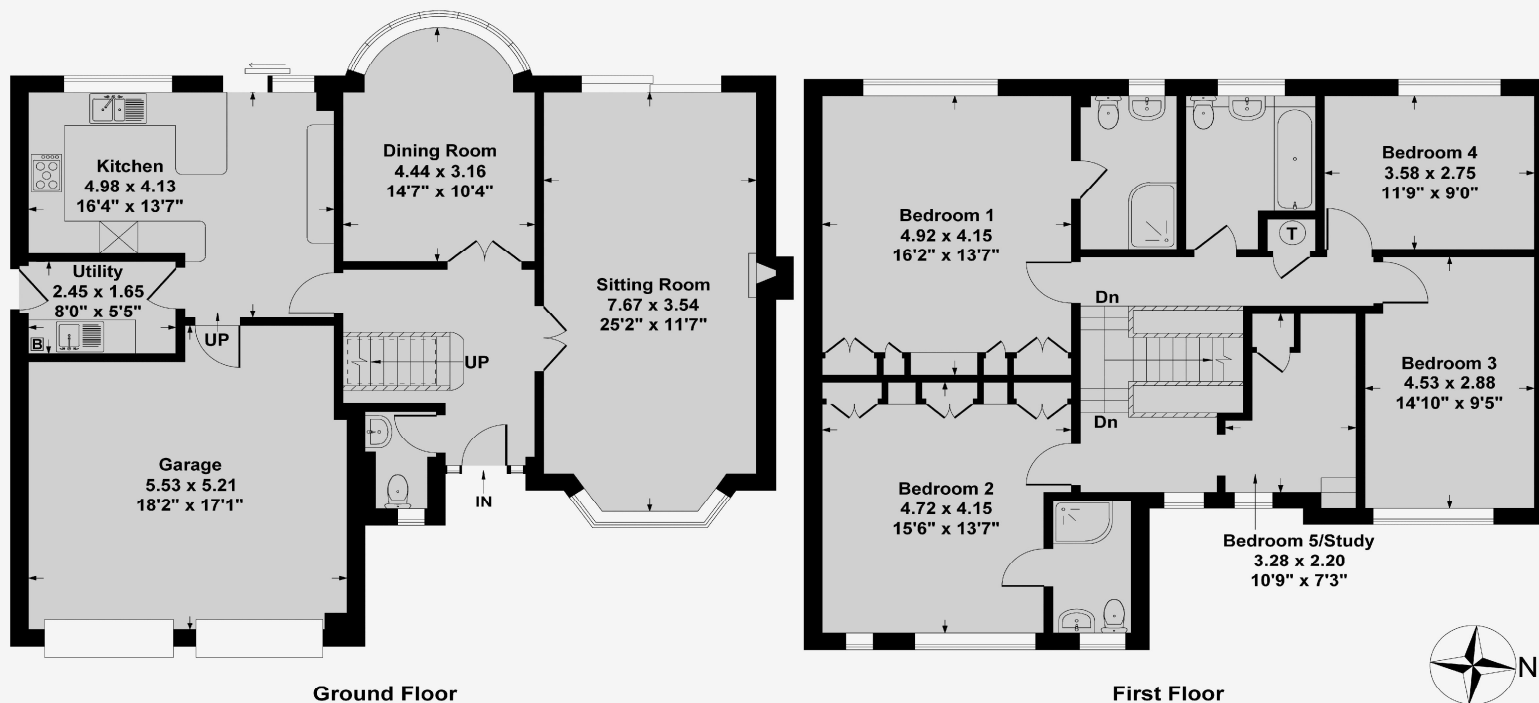
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Guide Price £750,000





Ground Floor Approx Area = 75.36 sq m / 811 sq ft
 First Floor Approx Area = 101.00 sq m / 1087 sq ft
 Garage Approx Area = 29.24 sq m / 315 sq ft
 Total Area = 205.60 sq m / 2213 sq ft

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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