



Swinford, Twyford Grove  
Twyford, OX17 3JD

  
ROUND & JACKSON  
ESTATE AGENTS









A spacious and very well presented 1950's built detached property that has been significantly extended and offers very versatile living accommodation throughout and located in a quiet cul-de-sac in the popular village of Twyford, Adderbury.

#### The property

Swinford, Twyford, Adderbury is a well presented and significantly extended, four bedroom, detached family home with a good sized and very private rear garden and driveway parking and the property is located within a very popular and quiet cul-de-sac. The property has been extended to the side over two floors and also at ground floor level to the rear and provides an abundance of, light and airy entertaining space throughout. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance porch, W.C, a large and welcoming hallway, sitting room, dining room, further large reception room, spacious kitchen with a utility room and a pleasant sun room. On the first floor there are four bedrooms, a family bathroom and a separate shower room with W.C. There is a storage area with electric roller door and a very well presented and private westerly facing rear garden to the rear. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

#### Entrance Porch

A large and very useful porch with tiled flooring and a door leading into the hallway.

#### Entrance Hallway

A spacious and very welcoming hallway with doors leading to the ground floor rooms and stairs rising to the first floor with understairs cupboard.

#### W.C

A high specification W.C which is fitted with a white suite comprising a toilet and wash basin with useful vanity storage unit beneath. There are attractive tiled splash backs and tiled flooring with electric underfloor heating.

#### Sitting Room

A spacious sitting room with a bay window to the front aspect and a central fireplace with wooden surround and an inset gas fire fitted.

#### Reception Room

The former garage was removed and replaced with a two storey extension around 15 years ago. This has created this very versatile room which has been previously used as a gym but could be an office or playroom. There is a window to the side aspect and a door leading into the storage area with electric roller door leading onto the driveway.

#### Dining Room

A spacious dining room with a central fireplace with wooden surround and there are pretty glazed doors leading into the sunroom.



#### Sunroom

A great addition to the property with a sliding door leading into the garden and glazed double doors leading into the kitchen and glass roof fitted.

#### Kitchen

A superb, bright and airy kitchen which forms part of the rear extension with a vaulted ceiling and three velux roof windows with further window and french doors leading into the garden. The kitchen has been fitted with high quality, bespoke shaker style cabinets fitted by Hunts Kitchens in Bloxham and these are perfectly complimented by granite worktops throughout. There is a central island and a range of integrated appliances are fitted including a larder fridge, fridge freezer, washing machine, dish washer and a tumble dryer. There is Rangemaster oven in place which will remain as part of the sale and there is a top quality ceramic sink with drainer fitted. The flooring is fully tiled and has electric underfloor heating fitted. From the kitchen there is a door leading into a well fitted utility room.

#### Utility Room

A well thought out utility room with vaulted ceiling and velux roof window. There are more quality fitted cabinets with granite worktops over and there is a ceramic sink fitted with integrated appliances beneath. There is a door leading to the side aspect and the tiled flooring with electric underfloor heating continues.



### First Floor Landing

An attractive split-level landing with doors leading off to all the first-floor rooms and there is a window to the rear aspect. There is a loft hatch which provides access to a very large roof space which is fully boarded with lighting and a velux windows fitted. This whole area could lend itself to conversion if the correct planning and building regulation approval was applied for. The loft has a ladder fitted.

### Four First Floor Bedrooms

The main bedroom is a large double room with a bay window to the front aspect. Bedroom two is a large double room with built-in shelved cupboards and a window to the rear aspect. Bedroom three is a double room with a window to the front aspect and bedroom four is a good-sized single room with a window to the front aspect.

### Family Bathroom

A large family bathroom which is fitted with a modern suite comprising a panelled bath, separate shower cubicle, a toilet and wash basin. There are attractive tiled splash backs, tiled flooring and there is a window to the side aspect.

### Shower Room

Well fitted with a large walk-in shower, toilet and a wash basin with floor to ceiling tiling, vinyl flooring and a heated towel rail and a window to the rear aspect.

### Outside

To the rear of the property there is a pleasant and very private lawned garden with well-chosen and well stocked planted borders. There is a paved area adjoining the property and a further gravelled area at the foot of the garden with a second paved seating area sitting behind a pretty low-level wall. There is a hard standing area which is ideal for a shed and there is gated access to the side. To the front of the property there is a tarmac driveway which provides parking for two vehicles and a lawned garden with pretty plants and shrubs.

### Store

A useful storage area with electric roller door leading onto the driveway and internal door leading into the property. Power and lighting is fitted.

### Situation

The village of Adderbury has many amenities including a shop, hairdressers, 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 until you reach Adderbury. Having passed the turning for Kings Sutton on the left take the next turn on your left into Twyford Grove and then again, the next turning on the left where Swinford will be found on the left-hand side.

### Services

All mains services are connected. The gas fired boiler is located in the loft space.

### Local Authority

Cherwell District Council. Council tax band E.

### Viewing

Strictly by prior arrangement with Round & Jackson.

### Tenure

A freehold property.

**Guide Price: £575,000**



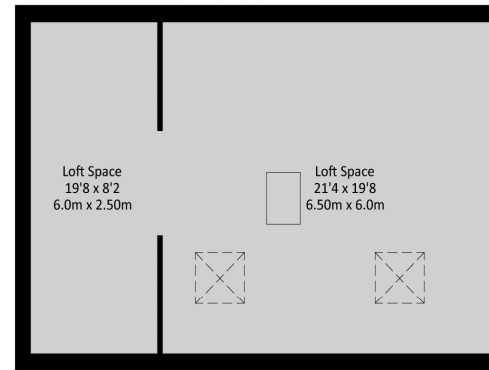
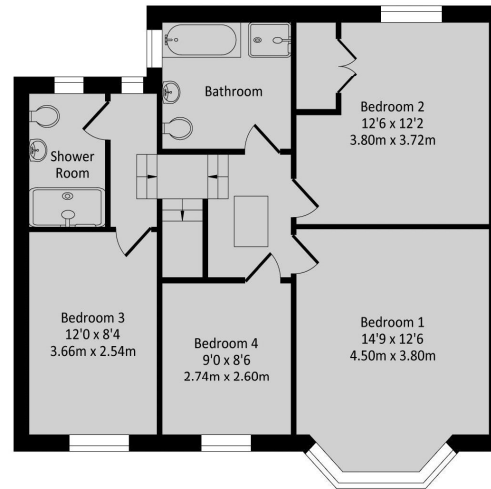
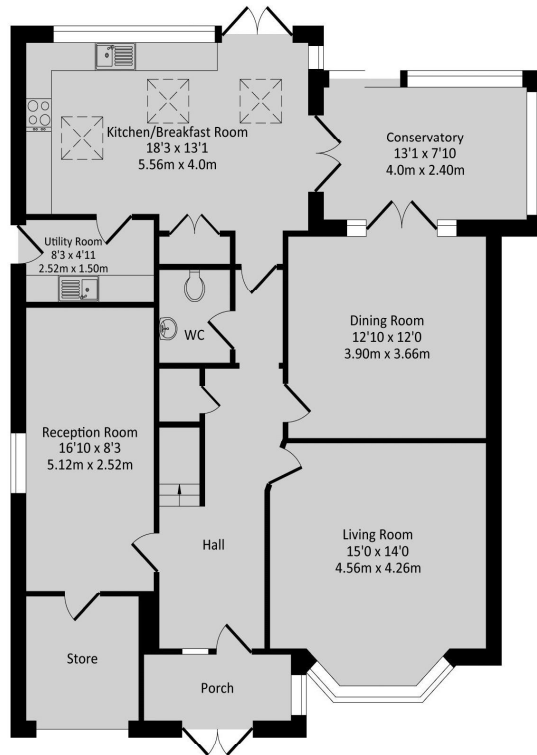




Ground Floor  
Approx. Floor  
Area 1136 Sq.Ft.  
(105.60 Sq.M.)

First Floor  
Approx. Floor  
Area 707 Sq.Ft.  
(65.70 Sq.M.)

Loft  
Approx. Floor  
Area 588 Sq.Ft.  
(54.60 Sq.M.)



Total Approx. Floor Area 2431 Sq.Ft. (225.90 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

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