



15 Highlands, Lower Tadmarton
Banbury, Oxon, OX15 5SR



ROUND & JACKSON
ESTATE AGENTS





An exceptional stone built village home which has been modernised to an high standard with spacious accommodation and a beautifully landscaped garden with far reaching countryside views. An exclusive development with extensive grounds and gardens for those aged 55 and above.

The property

Highlands, Tadmorton is a highly regarded and unique development situated in an elevated, rural location between the villages of Lower Tadmorton and Bloxham. The development is surrounded by open countryside and there are beautifully landscaped communal grounds with attractive pathways, woodland areas and far reaching, unspoilt views.

15 Highlands is a spacious three bedroom property which has been modernised to a high standard throughout and is pleasantly located within the development, fronting an attractive communal green. The accommodation is beautifully presented throughout, on the ground floor there is a large modern kitchen/dining room, an inner hallway, a cloakroom/WC and a spacious sitting room with bi-folding doors leading to a conservatory/garden room. On the first floor there is a central hallway, a master bedroom with fitted wardrobes and an en-suite bathroom, two further double bedrooms and a re-fitted modern shower room.

To the rear of the property there is a beautifully landscaped, low maintenance garden with gated access onto the communal grounds and there are far reaching views of the surrounding countryside. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Kitchen/Dining Room

An open plan, light room with ample space for dining furniture, ideal for entertaining with pleasant frontward outlooks over the green. Fitted with a range of modern shaker style eye level cabinets and base units and drawers with work surfaces over, attractive tiled splashbacks and an inset twin sink-drainer and an induction hob with extraction hood over. There is a matching shaker style dresser unit, space for fridge-freezer, dishwasher and washing machine, stable door to the front.

Inner Hallway

Giving access to the sitting room and cloakroom and wooden stepped staircase to the first floor.

Sitting Room

A spacious reception room with ample space for a range of furniture and excellent fitted bookcases and cabinets. There is a closed chimney breast which could be reinstated and full width bi-folding doors which give access to the garden room/conservatory.



Garden Room/Conservatory

A superb light filled room ideal for unwinding and entertaining. Attractive tiled floor, electric roof blinds and double doors opening onto the rear garden.

First Floor Landing

A central landing with a hatch to the loft space and doors to all first floor accommodation.

Master Bedroom

A large double room with two windows to the front, a built in wardrobe and an en-suite bathroom.

Bedroom Two

A double room with a window to the rear and a built in wardrobe.

Bedroom Three

A double room with a window to the rear,

Shower Room

A stylish modern shower room with double shower cubicle, a wash hand basin and a low level WC. Attractive tiling to walls and floor. Fitted wall storage cabinets.



Outside

To the front of the property there is a large communal green which is beautifully maintained. The rear garden is very private and attractively landscaped with a block paved patio adjoining the house, a shaped pathway to the rear with gravelled seating areas, well stocked flower and plant borders and established trees. There is a gated access at the foot of the garden which gives access to the communal grounds and gardens.

Garage and Parking

Driveway and single garage accessible via an up and over door. This is the second on the left of the four garages near the entrance.

Situation

Tadmarton is situated due west of Banbury. It has an active community centering around the village hall, a local public house and has two golf courses nearby (Tadmarton and Rye Hill). Local schooling will be in the nearby villages of Sibford and Bloxham. The market town of Banbury offers a range of shopping and recreational facilities together with junction 11 of the M40 motorway and the main line railway to London Marylebone in under an hour. Soho Farmhouse is within easy reach being just 7 miles from the village.

Directions

From Banbury proceed in a Westerly direction toward Shipston-on-Stour (B4035). Travel through the village of Broughton and after approximately 1 mile turn left where signposted to Bloxham and Highlands. After approximately a ¼ of a mile turn left into Highlands where the property will be found on your left hand side within the first part of the development.



Services

All mains services are connected.

Agent's Note

This is an age restricted development, at least one occupier of the property must be aged 55 or over. It is a freehold property however there is a service charge for the communal areas which is currently £72 per month.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Asking Price £439,950



Approximate Area = 124.6 sq m / 1341 sq ft
 Garage = 12.2 sq m / 131 sq ft
 Total = 136.8 sq m / 1472 sq ft
 Including Limited Use Area (1.4 sq m / 15 sq ft)



Ground Floor



First Floor

Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	87 B
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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