



Church Close

Guide Price £800,000
Adderbury. OX17

Tucked away in a peaceful close on the edge of desirable West Adderbury, this beautifully presented stone-built detached family home offers space, flexibility, and modern comfort in an exceptional village location.

- Immaculate five-bedroom detached home
- Spacious open-plan kitchen and living area
- Located on the edge of popular West Adderbury
- Just under 1/3 of an acre plot
- Double garage and off-street parking
- Large garden building
- Beautiful west-facing rear garden
- Flexible accommodation
- Tenure | Freehold
- Council Tax F | EPC C



THE CHERWELL AGENT
VILLAGE & COUNTRY HOMES





Tucked away in a peaceful close on the edge of desirable West Adderbury, this beautifully presented stone-built detached family home offers space, flexibility, and modern comfort in an exceptional village location.

Originally designed as a bungalow, the property has been thoughtfully extended and redesigned to create a stunning five-bedroom home set within a generous plot of just under one-third of an acre, featuring a superb west-facing garden.

Inside, a generous entrance hall sets the tone, leading into a well-sized living room with feature wood burner and windows overlooking the mature gardens. The heart of the home is the expansive open-plan kitchen/dining room with ample space for hosting or family life. The ground-floor main bedroom is a standout feature, with both a dressing room and its own en-suite. The upper floor provides two excellent bedrooms and a useful landing area that works perfectly as a study, play area, or relaxed reading space.

Outside, the property really shines – the west-facing garden enjoys sun throughout the afternoon and evening, with mature planting and generous lawn areas. The addition of the stylish garden room/summerhouse offers outstanding flexibility; currently set up as a reception room, gym and home office. The property further benefits from a double garage and off-street parking for two vehicles, ensuring convenient access and secure storage. The garaging and driveway are neatly positioned to the side of the house, enhancing both practicality and kerb appeal.

This is a rare opportunity to acquire a spacious, versatile family home in one of the area's most sought-after spots.

Adderbury, and in particular this prime location, is arguably one of the best villages in the area. It is nestled amidst the scenic Oxfordshire countryside and renowned for its historic charm and vibrant community. The village enjoys a host of amenities including a choice of pubs, a village shop, squash and tennis clubs. The local primary school, the Warriner school in Bloxham and a wide choice of private schools gives families a healthy choice for education. Nearby train stations in Banbury, King's Sutton and Bicester provide regular services to London in under an hour.

- Tenure: Freehold
- Local Authority: Cherwell District Council
- Council Tax Band F
- Utilities: Mains gas, electric, Drainage & water



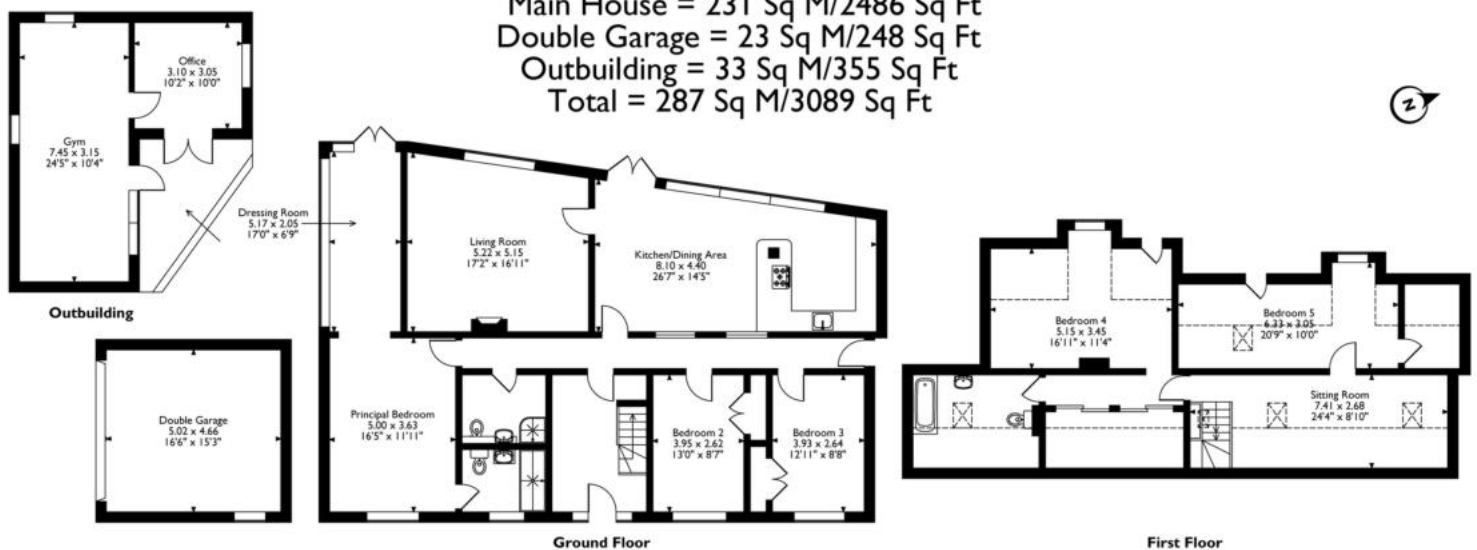
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Gross Internal Area
 Main House = 231 Sq M/2486 Sq Ft
 Double Garage = 23 Sq M/248 Sq Ft
 Outbuilding = 33 Sq M/355 Sq Ft
 Total = 287 Sq M/3089 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The Cherwell Agent hereby gives notice: i) these particulars do not constitute part of an offer or contract; ii) these particulars, pictures and plans are given in good faith and are for guidance only; iii) we have not carried out a structural survey or tested services, appliances or fittings.