



**Connells**

Elm House Willow Gardens  
Northend Southam





## Property Description

This modern house (2019) provides flexible accommodation over three floors. It is of rendered brick and ironstone construction under clay tile roof and benefits from underfloor heating on the ground floor, LED lighting, quality fixtures & fittings throughout and traditional construction methods. The dual aspect sitting room has a stone fireplace with stovax wood burner and opens into an oak framed orangery style dining room with double doors into the garden and lantern roof with feature lighting, open plan kitchen/ dining room has a light and modern feel. The bespoke kitchen benefits from in-built base & wall units with soft close doors and drawers and a large island unit with silestone quartz worktops, a range of Neff appliances, wine chiller and full height fitted units with in-built fridge, freezer and remote control ceiling extractor. The utility room has wall units with a stainless steel sink, washing machine, tumble dryer and stable door leading to a path to the side of the house with log store and side gate to rear garden. There is also a cloakroom with WC, storage cupboard, airing cupboard and services cupboard. The first floor provides a master bedroom, with full height in-built wardrobes, dressing table and TV shelf with views to Burton Dassett Beacon and an en-suite double size shower room. There are a further two double bedrooms, study/bedroom five and family bathroom. The Second floor provides a landing with wardrobe cupboard dual aspect double bedroom & bathroom

## External Entrance Porch

## Entrance Hall

Access to ground floor rooms with double cloakroom cupboard.

## Lounge

19' 9" x 10' 7" ( 6.02m x 3.23m )

Double glazed windows to front aspect. Double glazed window to side aspect. The dual aspect sitting room has a stone fireplace with featured lights with stovax wood burner and opens into an oak framed orangery style dining room. Underfloor heating.

## Kitchen/Diner

29' 5" x 12' 11" ( 8.97m x 3.94m )

Open plan kitchen/ dining room with lantern roof and feature lighting has a light and modern feel. The bespoke kitchen benefits from in-built base and wall units with soft close doors and drawers and a large island unit with silestone quartz worktops, Neff induction hob, stainless steel one and a half bowl sink, Neff dishwasher, wine chiller and full height fitted units with in-built fridge, freezer and double Neff oven with microwave and remote control ceiling extractor. Underfloor heating.

## Utility Room

11' 3" x 5' 9" ( 3.43m x 1.75m )

Wall units with a stainless steel sink, integrated washing machine and tumble dryer. Stable door to side pathway. Under stairs storage cupboard. Underfloor heating.

## Downstairs Cloakroom

Low level Wc. Wash hand basin in vanity units which comprises of two soft close doors. Double glazed window to rear aspect. Vanity mirror with touch free light. Underfloor heating.

## First Floor

### Master Bedroom

12' 11" x 134' ( 3.94m x 40.84m )

Double glazed window to rear aspect, with views to Burton Dassett Hills and Beacon. Full height in-built wardrobes, dressing table and TV shelf. Door to En-Suite. Radiator.

### En Suite

Double size waterfall shower. Wash hand basin in vanity unit with soft close doors. Mirror with touch free light. Heated towel rail. Double glazed window to side aspect.

### Bedroom Two

10' 10" x 9' 9" ( 3.30m x 2.97m )

Double glazed window to front aspect. Fitted wardrobe. Radiator.

### Bedroom Three

9' 9" x 10' 11" ( 2.97m x 3.33m )

Double glazed window to rear aspect, with views to Burton Dassett Hills and Beacon. Radiator.

### Study/Bedroom Five

5' 11" x 7' 10" ( 1.80m x 2.39m )

Double glazed window to the front aspect. Radiator.

## Second Floor

### Landing

### Bedroom Four

10' 10" x 15' 9" ( 3.30m x 4.80m )

Double glazed windows with views to the front and rear aspects. Radiator.

### Bathroom

Double glazed window to the front aspect. Bath, Shower, wash hand basin in vanity unit with soft close doors. Mirror with touch free light. Heated towel rail.

### Outside

### Front Garden

### Rear Garden

Private south west facing garden with terrace area, laid to lawn and raised flower beds with feature external lighting, water tap, electric point.

### Double Garage

Oak frame construction with a pitched slate roof and fully retractable remote controlled automated doors, lighting and power points. Door to side aspect giving access to rear garden.

### Commuting

Banbury 9 miles (rail service to London Marylebone 55 mins)









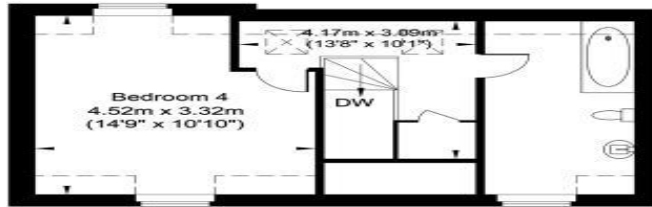


# Elm House, Willow Gardens, Northend CV47

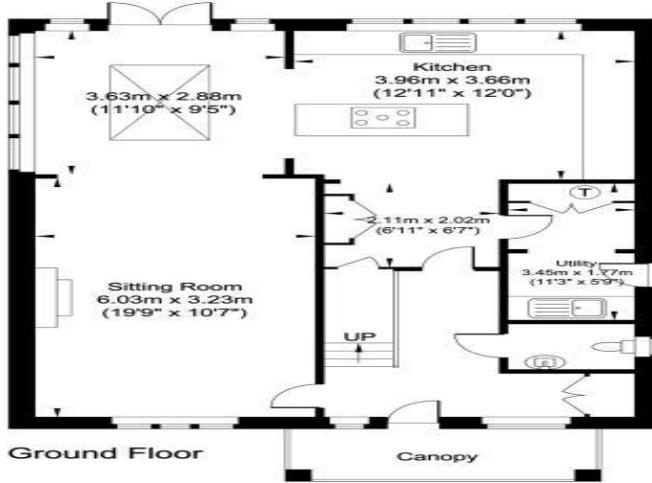
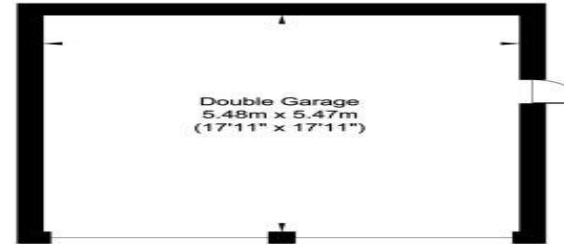
Main House Approx. Gross Internal Area:- 164.48 Sq.M 1770 Sq.Ft

Garage Approx. Gross Internal Area:- 30.02 Sq.M 323.13 Sq.Ft

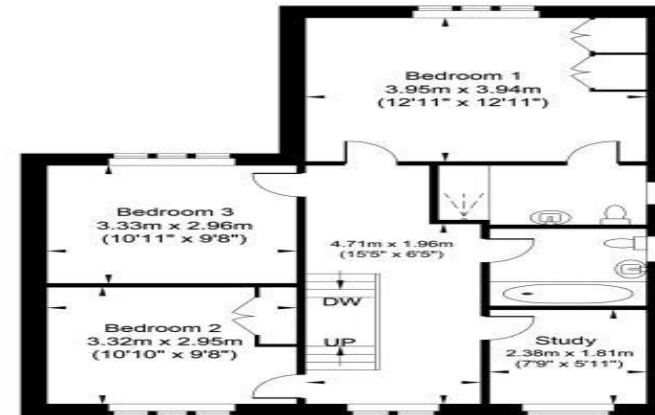
Total Approx. Gross Internal Area:- 194.50 Sq.M 2093.13 Sq.Ft



Second Floor



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
□ Denotes restricted head height  
[www.dmiiphotography.co.uk](http://www.dmiiphotography.co.uk)

To view this property please contact Connells on

**T 01295 268 101**

**E [banbury@connells.co.uk](mailto:banbury@connells.co.uk)**

33 Bridge Street  
BANBURY OX16 5PN

**EPC Rating: B**

Tenure: Freehold

**view this property online [connells.co.uk/Property/BAN308861](http://connells.co.uk/Property/BAN308861)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BAN308861 - 0004