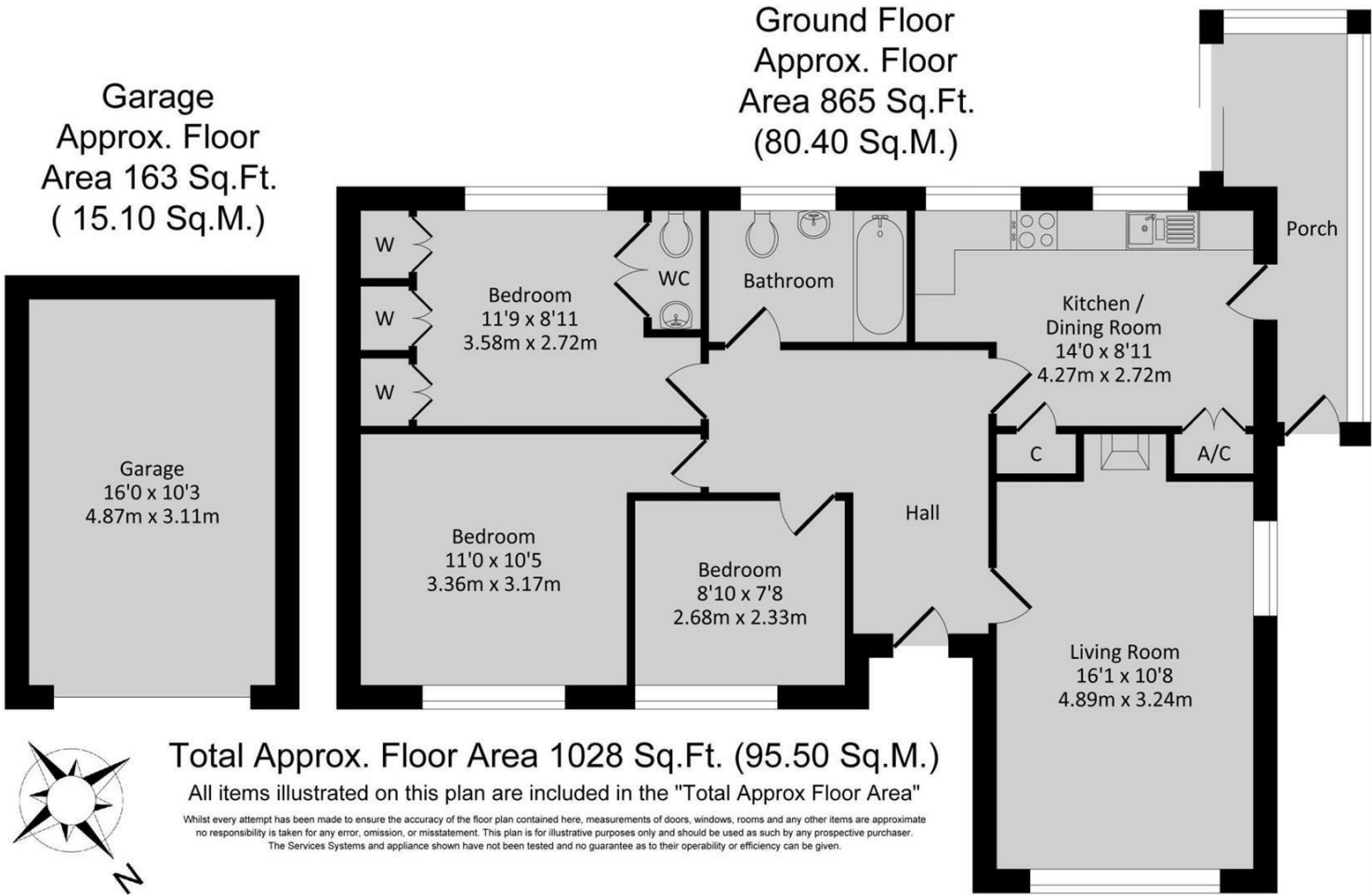
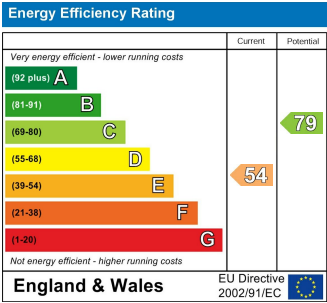


Agents Note

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



The Willows, Main Road, Upper
Tadmarton, Oxfordshire, OX15 5SL

Approximate distances
Banbury town centre 4 miles
Chipping Norton 10 miles
Shipston-on-Stour 11 miles
Junction 11 (M40 motorway) 6 miles
Banbury to Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 19 mins
Banbury to Birmingham by rail approx. 50 mins

AN INDIVIDUAL NON ESTATE DETACHED SINGLE
STOREY PROPERTY OCCUPYING A GENEROUS PLOT
ADJOINING FARMLAND WITH PLEASANT RURAL
OUTLOOKS.

Hall, sitting room with wood burning stove,
kitchen/breakfast room, rear porch and utility,
main bedroom with en-suite cloakroom. two
further bedrooms, family bathroom, uPVC double
glazing, oil central heating, off road parking,
garage. Energy rating E.

£415,000 FREEHOLD



Directions

From Banbury proceed in a westerly direction towards Shipston-on-Stour (B4035). Continue through Broughton and onto Tadmarton. On entering Upper Tadmarton the property will be found on the left hand side.

Situation

Upper Tadmarton has a village public house, village church and hall. There is a local village shop at Sibford Ferris (approximately 3.5 miles) and Bloxham is a larger village approx 2.5 miles away, providing a small supermarket, post office, three public houses, petrol station, parish church, village hall, children's nursery and primary and secondary schools. The market town of Banbury is 4 miles away.

There are regular mainline train services from Banbury to London Marylebone (from 56 minutes). Junction 11 of the M40 is also at Banbury (7 miles), providing access to Birmingham and London.

Sporting and leisure activities include village cricket club, golf course at Tadmarton Heath, Rye Hill (Milcombe) and Cherwell Edge (Middleton Cheney); racing at Stratford-upon-Avon, Warwick and Cheltenham; motor racing at Silverstone; full indoor sports complex in Banbury; theatres at Oxford, Stratford-upon-Avon and Chipping Norton. Soho Farmhouse at Great Tew lies approximately 9 miles to the southwest.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

- * A reconstituted stone built non estate individual detached residence.
- * Occupying a generous plot adjoining farmland with pleasant rural views.
- * Situated conveniently approximately 10 minutes from Banbury and 20 minutes from Shipston-on-Stour.
- * Well presented light and airy accommodation benefiting from the elevated position.
- * Double aspect sitting room with laminate wood effect floor and fireplace housing the wood burning stove.
- * Very well lit kitchen/breakfast room with a modern range of cream units and access to the rear porch/utility

room with doors to front and rear, plumbing for washing machine, dishwasher, ceramic tiled floor, sliding double glazed patio doors opening to the garden, pleasant outlooks.

* Main double bedroom with fitted wardrobes, window to rear with views over countryside. Door to en-suite cloakroom fitted with a white suite comprising WC and wash hand basin.

* Two further bedrooms which both have windows to the front. One of these might be used as a dining room or office as required.

* Bathroom fitted with a white suite comprising a bath with separate pillar taps, shower attachment and fully tiled surround, heated towel rail, window.

* Gardens to front, side and rear. The frontage also includes generous off road parking leading to a single garage. The gardens are on different levels and include steps up to the front door and steps to the rear. There are lawns, well stocked mature beds and borders, a shed and greenhouse. There are outlooks to be enjoyed to front and rear.

Services

All mains services are connected with the exception of gas.

Local Authority

Cherwell District Council. Council tax band D.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: E

A copy of the full Energy Performance Certificate is available on request.