



8 Oldborough Drive  
Loxley, Warwickshire



# 8 Oldborough Drive

## Loxley, Warwickshire

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8 Oldborough Drive is a beautifully presented home on the edge of the sought-after village of Loxley.

Loxley is a thriving village with a strong community that offers a range of facilities and activities, including a fine parish church, community pub and primary school. The village park contains a children's play area, a tennis court and a dedicated space for dog walkers.

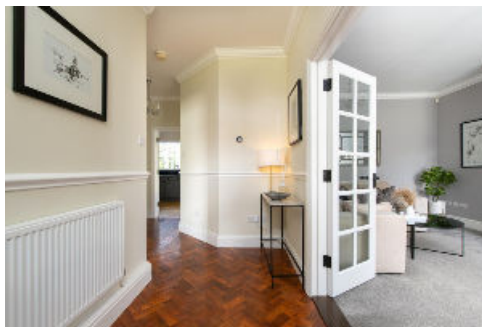
The nearby village of Wellesbourne offers a wider range of amenities for day-to-day needs, including a Sainsbury's supermarket.



**Tenure:** Freehold

**Local authority:** Stratford-on-Avon District Council

**Council tax band:** G



A beautifully presented village home with a mature garden and garage.



Stratford-upon-Avon, is three miles away and offers high-street shopping, restaurants, leisure facilities and world-renowned Shakespearean heritage sites and theatres.

A range of schools in the area suit most requirements, including the Stratford grammar schools, Warwick Prep, Warwick School, and King's High School in Warwick. The Croft Prep School is located close to the property.

There are excellent motorway connections to London, Birmingham and the West Midlands, with the M40 (J15) six miles away. There are trains to both London and Birmingham from Warwick Parkway, seven miles away.

## The property

One enters the property via an entrance hall with stairs rising to the first floor and doors opening to a beautiful drawing room with a well-placed window to the front and a lovely feature fireplace. There is a lovely dining room with a window to the front and an excellent open-plan kitchen and dining living area. The kitchen has a range of contemporary units beneath a granite worktop and a range of integrated appliances. There is ample space for a dining table and further seating area. Double doors open from this room to the rear garden.

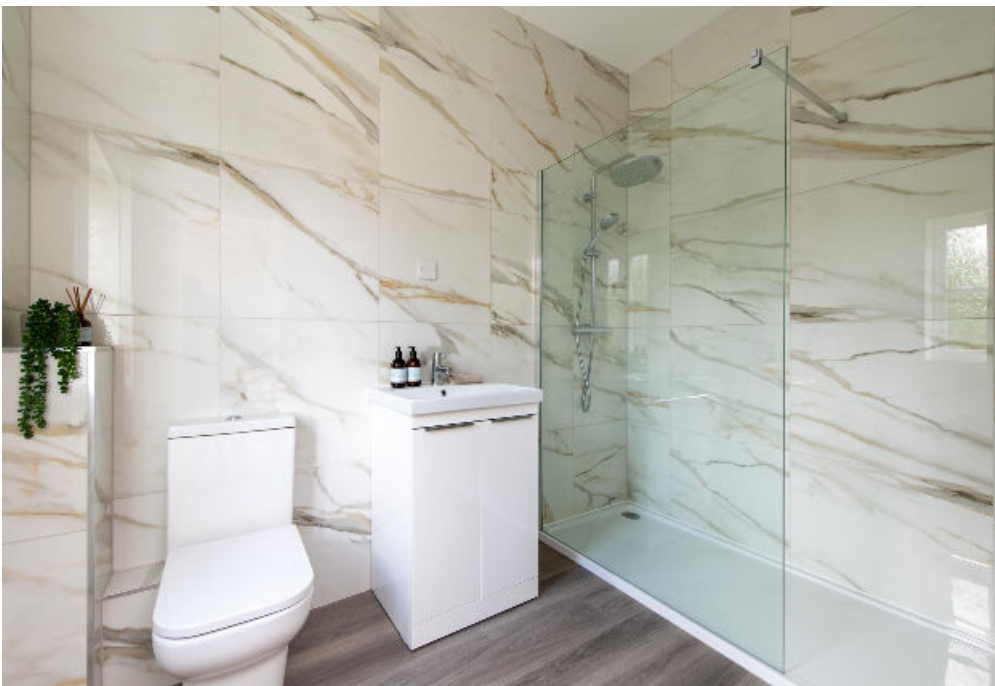
The first floor comprises a principal bedroom suite with fitted wardrobes to the bedroom and an en suite shower room. There are three further double bedrooms, two of which have fitted wardrobes, and a family bathroom with a bath and a separate shower.

## Outside

To the rear is an attractive mature garden, with herbaceous borders, a neat block paved patio area and larger laid to lawn garden area. There is a single garage en bloc.

## Services

All mains services are connected to the property. Gas-fired central heating.





## Approximate Gross Internal Floor Area 185.7 sq m / 1,999 sq ft



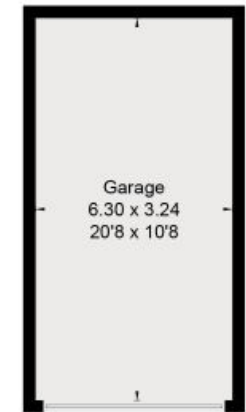
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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Particulars dated May 2024. Photographs and videos dated May 2024.  
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Date: 02 September 2024  
Our reference: STR012400884

## 8 Oldborough Drive, Loxley, Warwick, CV35 9HQ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £585,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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