



Holly Bank
Berry Hill Road | Adderbury | Oxfordshire | OX17 3HF

FINE & COUNTRY

HOLLY BANK

An outstanding detached home offering great flexibility and the potential for an annexe. The property comprises entrance hall, kitchen, utility room, dining room, sitting room, TV room, study, four bedrooms, three bathrooms, double garage, parking for around five cars, and excellent gardens to the front and rear.



Accommodation summary

An outstanding detached home which offers excellent flexibility throughout and the possibility of an annexe.

Upon entering, the hall has stairs rising to the first floor and useful storage cupboards.

The kitchen has ample work spaces, and a range of integrated appliances to include a five ring gas hob, double oven, microwave and dishwasher.

There is a central island and a window to the side, whilst direct access is provided to the dining room which has space for a table to seat eight guests, windows to three elevations, and doors opening out to each side.

The spacious utility room has space for appliances, useful storage cupboards, boiler room which houses the boiler and hot water tank, access to a rear lobby that leads to outside, access to the double garage, and a second staircase that leads to the first floor.

The large sitting room has two windows to the front, a window to the rear, and a range of fitted display units.

From the sitting room, access is provided to the conservatory which has French doors to the rear.

The TV room is another good sized reception which could be an ideal teenagers lounge and has windows to the front and side elevations.

The study has a range of fitted display units, built in work desk and a window to the front.

Completing the ground floor accommodation is a double bedroom with a full height window to the rear, and a door to a Jack and Jill en-suite shower room with walk in shower.











Seller Insight

“It was the lovely sense of space which first appealed to us about the property,” say the current owners of Holly Bank. “The frontage was the immediate attraction with its characterful eyebrow window. Then when we stepped inside, we instantly fell in love with the parquet flooring through the hall and sitting room, followed quickly by the outstanding view of the church and the trees from the kitchen window. We still have chairs facing out to it today, which we use daily!”

Since moving in, the owners have made various improvements to the property. “We added a fourth bedroom above the garage and a second staircase for access,” they say, “which has enhanced the flexibility of the home. As well as adding a ‘library’ at the top of the main staircase, we have modernised and decorated throughout, including laying new carpets and renovating all bathrooms.”

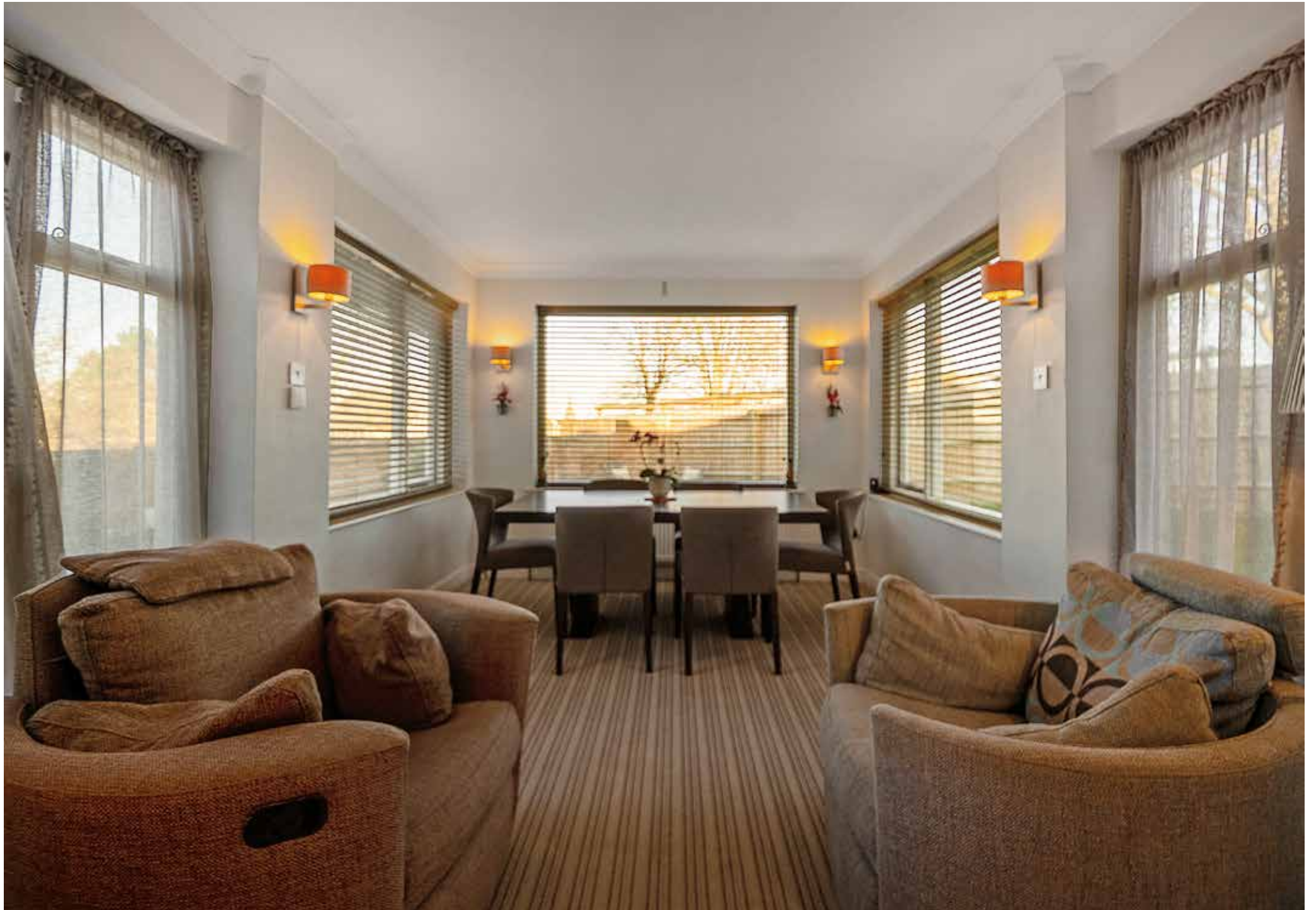
“Outside, we have completely rebuilt the al fresco space to create a dining and chill out space, which also serves as the perfect spot for parties,” the owners continue. “We have hosted football parties to watch world cups and euro championship finals with friends, as well as all day rugby world cup marathons. The deck has been built to accommodate a sofa, chairs and a large screen outdoor TV. For this purpose, we had electrics dug into the garden and power installed to the top patio for the outdoor kitchen and barbecue area. We added downlighting along the fence posts to the back, so as to add to the atmosphere when everyone is outside watching TV. The sun shines across the back up to 8pm in high summer, and the deck catches the last of the light each day, so it’s the ideal place to enjoy the long evenings.”

This is the ideal home for everyday life and entertaining alike. “One time that stands out for us was the pandemic,” the owners say. “It was only then that we really learnt how to ‘live’ in the house and how to enjoy the garden space, where the children could run around and play. We realised that we had enough privacy for each of us to ‘get lost’ in the house and not be able to hear anyone else. That had a big impact on me - the memory of that time, how the house made it liveable.”

The local area has much to recommend it, too. “This is a friendly and inclusive neighbourhood,” the owners say, “with a great sense of community in the village. The pantomime by the Adderbury Theatre Workshop each year is a must-see, while the tennis and squash courts are a regular source of fun. The rolling hills around the village make for great walks, especially across the fields to Milton. In terms of amenities, we have everything we need right here in the village: school, shop, hairdressers, library, coffee shop, post office, vet, children’s play areas, and four pubs!” (

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











The shower room is also accessible from the entrance hall.

The first floor landing has storage within the eaves and loft access above.

A lovely light and airy room is the feature bedroom which is of a good size, has windows to the front and rear, access to a walk in dressing room, and also to a superb en-suite with a freestanding claw footed bath.

The guest bedroom has windows to the front and rear, and access to an en-suite bathroom which also has a door to the second landing, meaning that the third first floor bedroom can access this too.

The second staircase leads to another double bedroom with a velux window to the rear and a window to the front.

Due to the configuration of the utility room with its own access and staircase to the bedroom above, there is excellent potential to create an annexe for an additional family member.





Holly bank also benefits from a double garage which has power and light, parking to the front for around five cars, lovely front gardens and an excellent rear garden which has wonderful outdoor seating areas, a TV stand to allow one to enjoy entertainment in the garden, an lovely shaped lawn and front gated access.

A really flexible home which must be viewed to be appreciated.



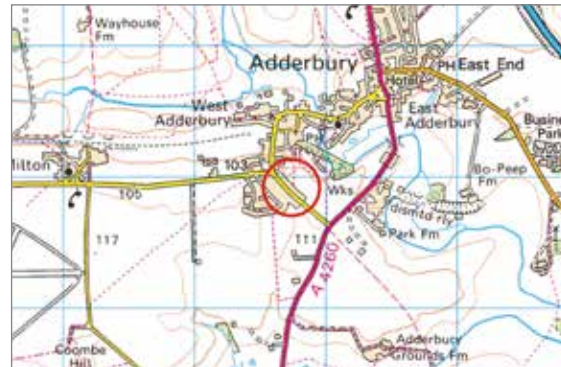
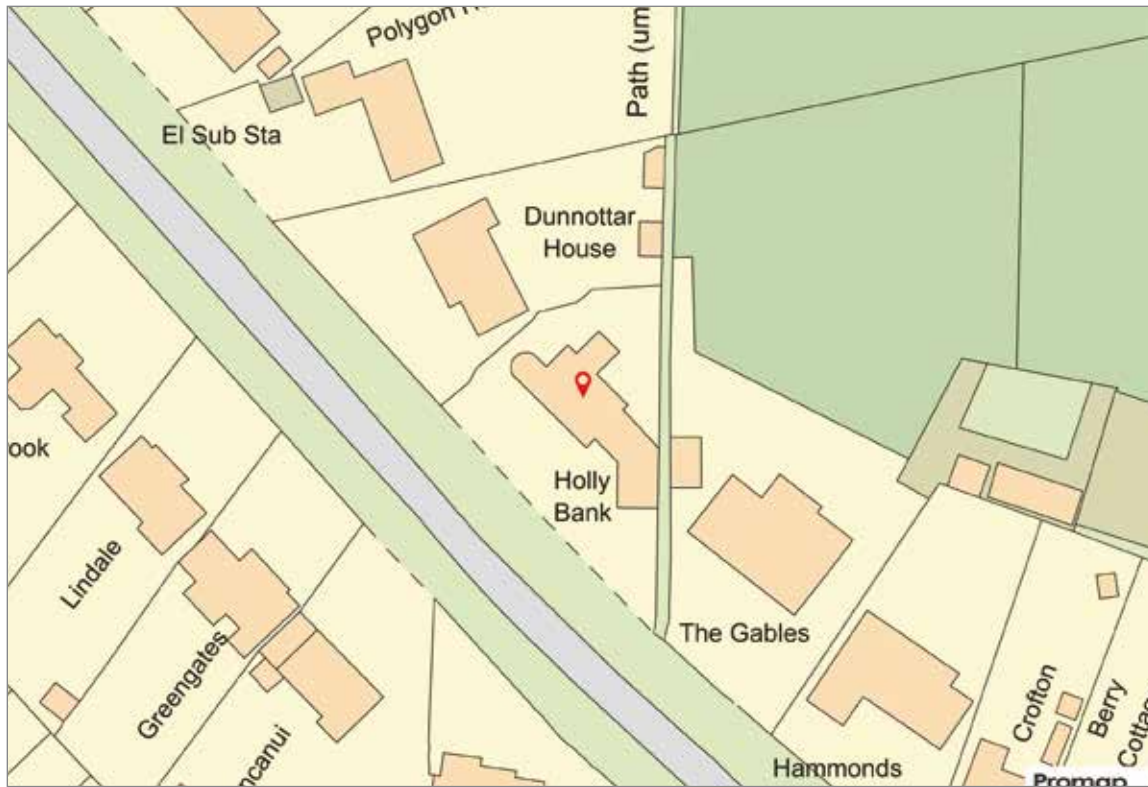




LOCATION

Adderbury is situated around four miles South of Banbury and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour.





Services, Utilities & Property Information

Utilities - Mains gas, electricity, water, and drainage.
 Mobile Phone Coverage - 4G mobile signal is available in the area. We advise you to check with your provider.
 Broadband Availability - Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1,000 Mbps and highest available upload speed 1,000 Mbps. We advise you to check with your provider.
 Construction Type - standard form of construction

Tenure

Freehold

Council Tax band is F

EPC Rating: D

Local Authority

Cherwell District Council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01295 239666

Website

For more information visit www.fineandcountry.com/uk/banbury

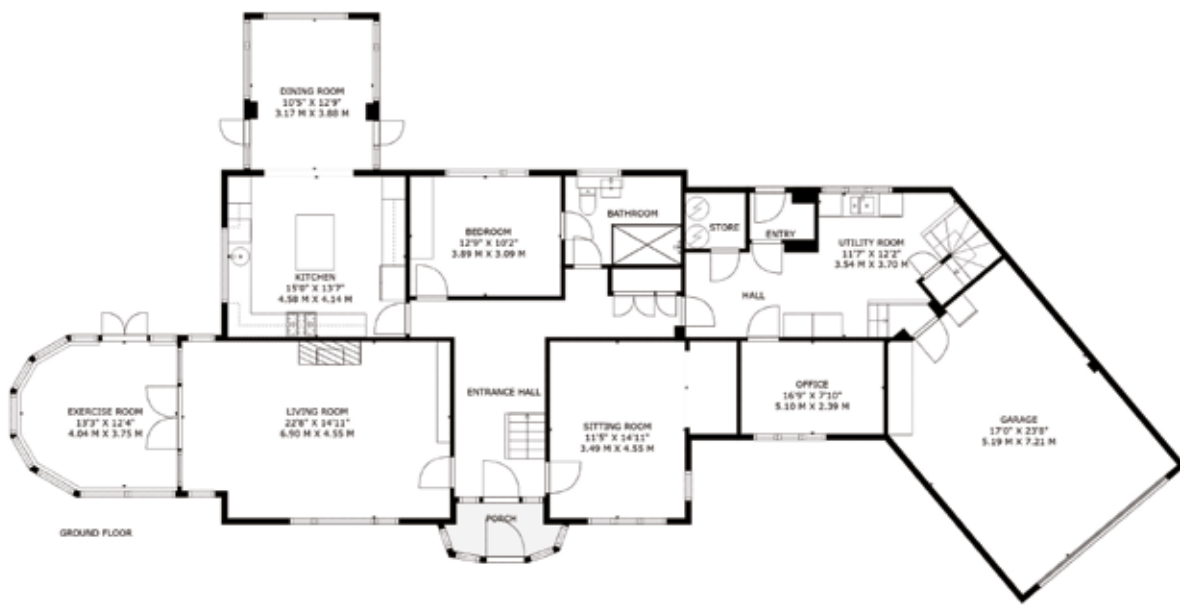
Opening Hours

Monday to Friday	8.00am – 8.00pm
Saturday	9.00am - 5pm
Sunday	10am – 4pm

OIEO £950,000



FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA: 2702 sq. ft, 250 m2
 ADDITIONAL AREAS TOTAL: 635 sq. ft, 58 m2
OVERALL TOTALS: 3337 sq. ft, 308 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	67 D
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed







TERRY ROBINSON PARTNER AGENT

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Terry has been in the estate agency industry for 20 years and has a wealth of knowledge in the property sector. Having left the corporate world to set up his own brand, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued. Terry has already sold several properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

YOU CAN FOLLOW TERRY ON



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“Having just purchased my new home through Fine and Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!”



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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