



Woodland House
Ivy Lane | Shutford | Banbury | Oxfordshire | OX15 6PD

WOODLAND HOUSE

I didn't quite appreciate how great the location is until we moved in which was a very pleasant surprise! We enjoy good access to shops, restaurants, and leisure facilities in nearby Oxford and Banbury from where we can head into London by train. Closer to home we have some fabulous walks that we like to do together and my daughter loves visiting the horses and duck pond just down the road.



A detached stone built village house tucked away down a quiet lane in this small and popular village. Built in 2019, the property benefits from air source heating and full double glazing. Includes a spacious hall, cosy lounge with wood burner, WC, utility, fabulous kitchen/family room. There is a large main bedroom and en-suite with 3 other single bedrooms and family bathroom. There is a private south-facing terraced rear garden, parking for 2 cars, no onward chain.

ACCOMMODATION SUMMARY

GROUND FLOOR

There is a pitched canopy storm porch with a slate roof and an outside light. A solid Upvc casement door opens to the spacious entrance hall. Stairs rise to the first floor, ceramic floor tiles that extend throughout the whole ground floor. Smoke alarm, down lighters, thermostat, large storage cupboard with light point. The cloakroom has a white low-level WC, wash hand basin with storage beneath, RCD consumer unit, extractor fan, side window. The utility room has a double base unit with work surface above and an inset stainless steel sink unit and mixer tap. Plumbing facilities, space for a dryer, tiled splash backs, extractor fan. Airing cupboard housing the Joule pressurised hot water cylinder, side window.

The living room has a Clearview wood-burning stove set on a slate hearth making this a very private and cosy room. TV and telephone points, smoke alarm, side window, double French doors open to the side terrace. The 'Wow' factor is delivered by the really spacious kitchen/family room. There is ample room for a large farmhouse table and ten chairs in the comfortable dining area. The kitchen provides an extensive range of grey fronted soft closing cabinets at both base and eye-level. Lamona integrated appliances include a dishwasher, fridge/freezer unit, slate grey acrylic sink unit set in the work surface. Electric single fan-assisted oven with a microwave oven above. Good work surface areas, white ceramic wall tiles. The large island has an inset 5-ring induction hob with a stainless steel extractor hood above. Further matching base units, pan drawers and a drinks chiller, smoke alarm, thermostat, down lighters. There is a front window and door, along with rear French doors and sloping glazed windows allowing natural light to flood in to this impressive room.







Seller Insight

“Woodland House is a newbuild property ideal for modern lifestyles but it also full of character and charm which is a unique combination. Set in a quiet village location, the spacious rooms are light and airy and there's a warm and welcoming feel throughout,” say the owners.

“The kitchen was a big part of the appeal for us initially as it's a great size with a large island. We tend to spend most of our family time in there as our children play whilst we're cooking dinner. Bifold doors open out to the patio which is lovely in the summer as we can easily create an indoor / outdoor living and entertaining space.”

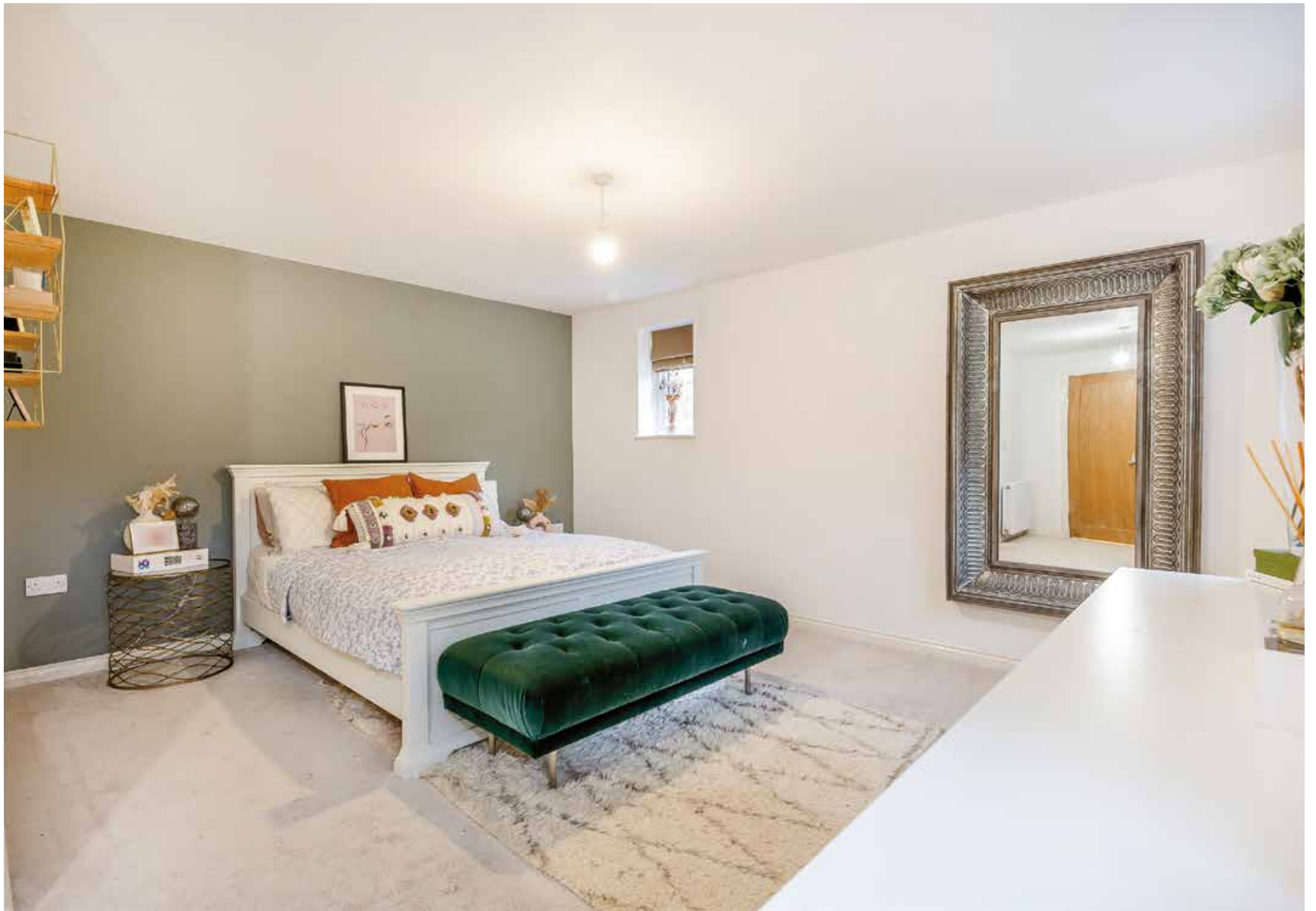
“The fully enclosed garden is peaceful and private as we're not overlooked at all, so it's perfect for relaxing and get-togethers with friends and family. We've enjoyed hosting Sunday roasts, BBQs, and birthday celebrations here and the layout makes it simple as we can prepare the food in the kitchen and guests can easily come in and out through the bifold doors. We love to eat dinner together on the patio in the summer and quite often see squirrels and a variety of garden birds.”

“We are busy parents to a young family, so we really value having a wonderful big bedroom where we can relax and catch up on sleep. It has a large en suite which was another part of the attraction for us. We like to spend our evenings in the living room as it's such a cosy and calm space, especially when we light the wood burning stove.”

“I didn't quite appreciate how great the location is until we moved in which was a very pleasant surprise! We enjoy good access to shops, restaurants, and leisure facilities in nearby Oxford and Banbury from where we can head into London by train. Closer to home we have some fabulous walks that we like to do together and my daughter loves visiting the horses and duck pond just down the road. It's easy to head into Stratford-upon-Avon and we also enjoy day trips to the Cotswolds where we go for long walks and tasty food and drinks in the wide range of pubs and restaurants.”*

* 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.





FIRST FLOOR

The first floor landing provides access to the insulated loft space, smoke alarm. The main bedroom is a really spacious bedroom, it's a very bright room too due to a side and two rear windows. It has a radiator and a thermostat. The en-suite shower room has a tiled shower enclosure with a power shower, washstand with an inset wide basin, low-level WC, ladder radiator, down lighters, extractor fan, opaque front window.

The second double bedroom is an L-shaped room with a radiator, and two windows to the rear and two more to both sides. Bedroom 3 has a radiator as well as side and front windows. The small 4th bedroom could be a nursery, dressing room (or it could provide an en-suite to Bed 2, or be merged in to one larger bedroom). The family bathroom has a white panelled bath with mixer tap, fitted shower screen with a power shower over the bath. Ladder radiator, low-level WC, washstand with an inset wash hand basin, extractor fan, quality ceramic all tiles, opaque front window.



















OUTSIDE

Front Garden

To the front of the property are two small lawn areas with planted borders, a hanging basket and circular wooden posts marking out the boundary.

Parking Arrangements

There is room to park two standard vehicles on the far side of the house within the communal shared driveway that serves the 3 houses in this small development.

Rear Garden

The rear garden is split level, south-facing and laid to lawn. Just outside the house there is a crescent shaped private terrace with two flights of steps up to the tiered lawn sections. Mitsubishi air source heat pump, plastic garden tool shed, pedestrian gate to the front parking area. The garden is enclosed by 2m slatted wooden fencing with some mature trees outside the fencing providing both shade and a high degree of privacy. It measures around 16.15m maximum width, and an average depth of 7.32m and is predominantly south facing. The current owners rent a vegetable plot just beyond the garden that may be taken on by new owners at a cost of around £5 nominal peppercorn annual rent.



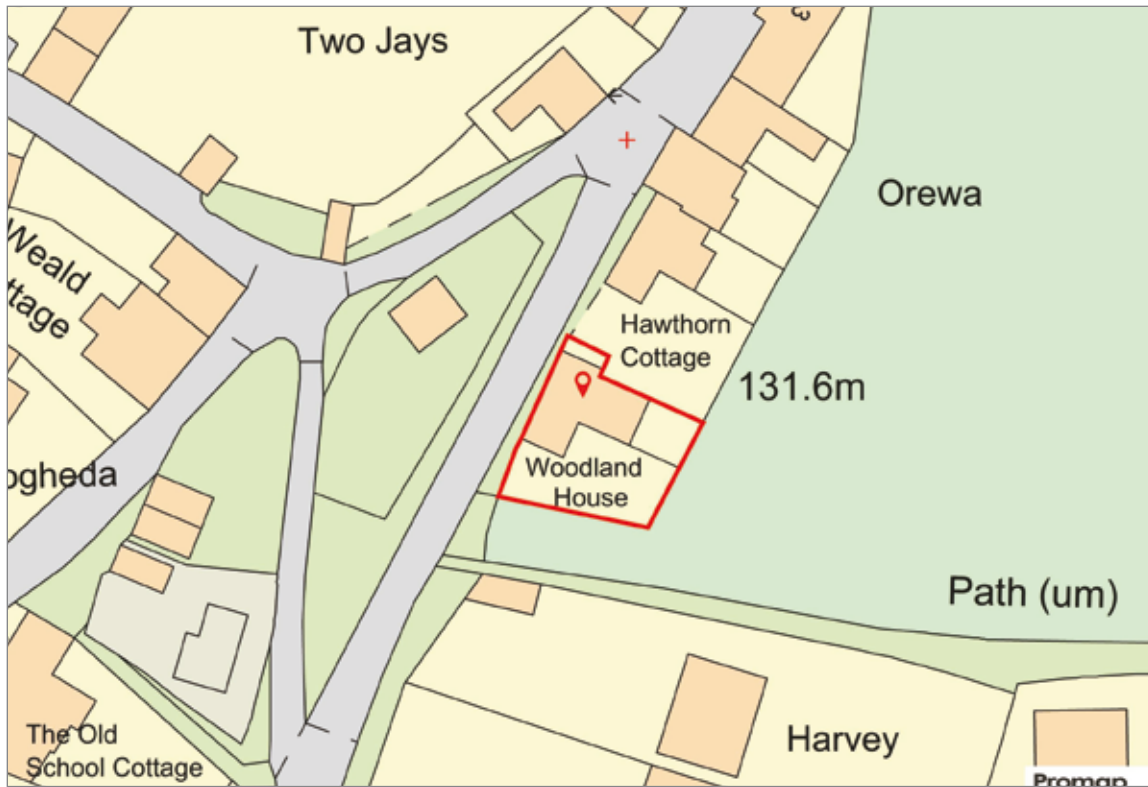


LOCATION

Shutford is steeped in history and employed mainly Plush and shag weavers in the mid-18th century and once had 3 Manor Houses. The 16th century 'Cadbury' Manor House survives and was apparently used by William Fiennes, Lord Saye and Sele to drill Parliamentary soldiers ahead of the Civil War. The Church of England St.Martin's parish church was built in the 12th century, there is a village hall and The George & Dragon public house (currently for sale). There are several small thriving businesses operating in the village. There is a cricket club, WI, and there are many annual events, such as carol singing, fetes, concerts and sports days. Shutford is around 4.5 miles west of Banbury, where there is access to the M40 (J11) and London is under an hour away by train (Marylebone). There is an excellent choice of both state and private schooling within a 25 mile radius, Soho Farmhouse is around 10 miles away.







Services

Mains electricity, water, drainage, BT, air source under floor and radiator central heating.

Local Authority

Cherwell District Council.
 Telephone (01295) 252535.
 Council Tax Band 'E'.
 Current Payable £2,660.70p (April 2023 to March 2024).

Broadband & Mobile Phone Coverage

Superfast broadband speed is available in the area with predicted highest available download speeds of 71Mbps, and highest available upload speeds of 18Mbps. There is 4G mobile signal in the area (02, Three, Vodafone, Asda, EE), we advise you to check with your mobile phone provider.

Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	By appointment only

Viewing Arrangements

Through the vendors sole agents Fine & Country on either (01295) 239665 or (07761) 439927.

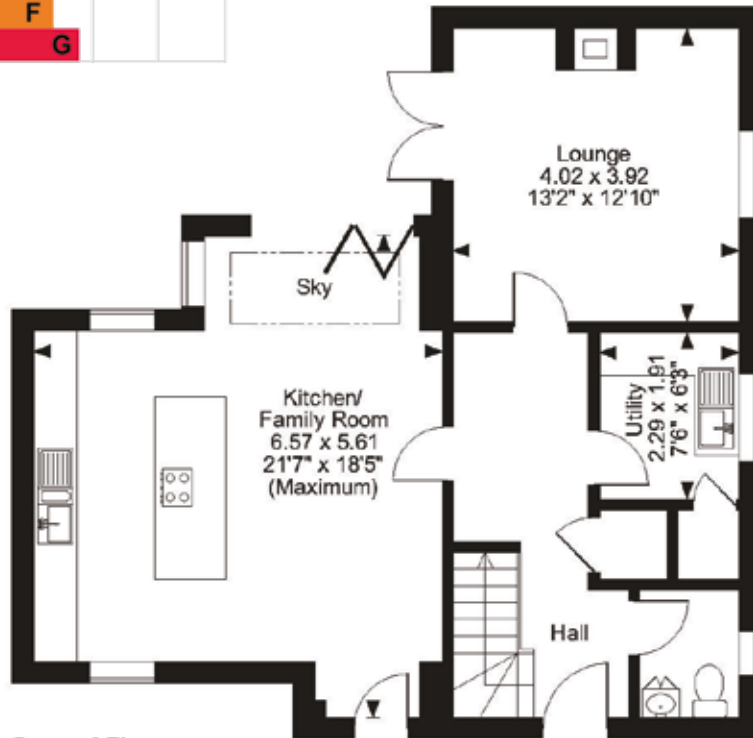
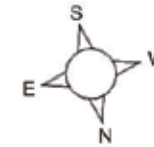
Directions

From the Banbury Cross proceed straight up the B4035 Broughton Road. Go directly over the next roundabout and stay on the B4035 for just over half a mile turning right through North Newington village. Continue straight through the village and head out for a further 2 miles to Shutford village. As you drive over the bridge, you will see The George & Dragon pub on the left. Just before you pass the pub, turn very sharp right down Ivy Lane and the property can then be easily found on your right with a Fine & Country for sale board outside.

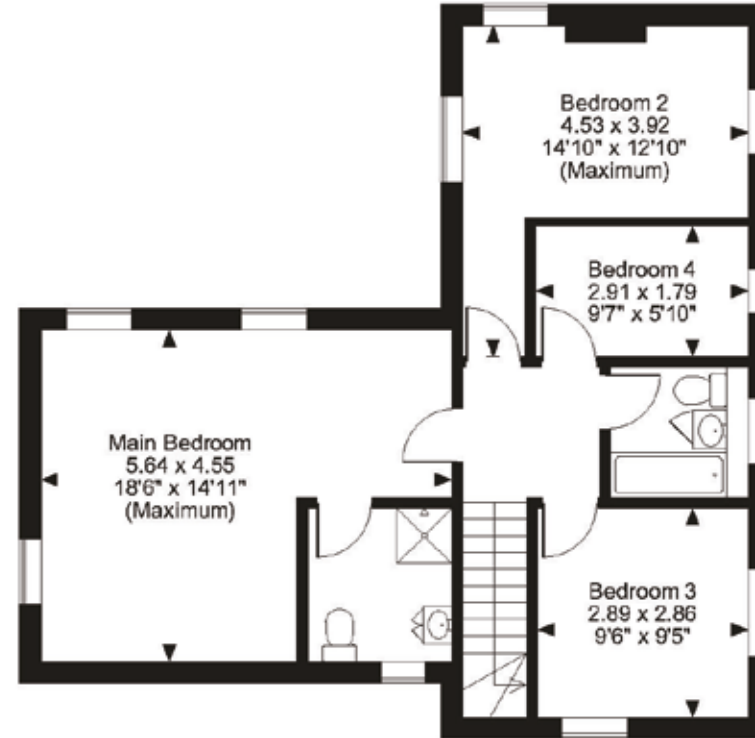
Offers over £575,000

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Woodland House Ivy Lane, Shutford, Banbury
 Approximate Gross Internal Area
 1403 Sq Ft/130 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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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 13.03.3034







CHRISTOPHER E MOBBS FNAEA CPEA PARTNER AGENT

Fine & Country Banbury
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Chris was born and educated in Banbury and has been a senior and key member of Fine & Country since he joined in January 2003. He is a long standing and active fellow of the National Association of Estate Agents and joined the industry in May 1986. Chris is a consummate professional accepting only the highest standards of marketing, integrity and customer care. He also holds the CPEA qualification gained in 1993 after 2 years studying property law, sales & marketing and building construction. Chris has lived in Hanwell for over 33 years with Elizabeth, (his wife of 38 years), so is without doubt a local property expert!

YOU CAN FOLLOW CHRIS ON



"Outstanding. Chris could not have made the experience of buying a house any better.

The communication throughout the whole process was incredible. Chris offered advice when ever it was needed, made himself available at all times of the day (often very late at night - sorry Chris!) and followed up on questions with lightening speed. We were nervous buyers due to our circumstances of returning to the UK recently and needing a home quickly. Chris kept us informed and even reached out simply to let us know if there wasn't an update. This made a huge difference and kept us confident and reassured.

Chris' genuine care made us feel part of the local community before we even arrived. And our children look forward to seeing him like a family friend. We sincerely feel very very fortunate that Chris happened to be the agent for our house purchase. Thank you Chris!"

"Chris Mobbs is an exceptional agent we would recommend to anyone. He was so helpful from the very first interaction, listened to us and helped the process go through as smooth as possible. Chris made a normally stressful process fun, due to him working so hard and having the answers before we had to ask. Cant recommend him highly enough."



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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