



Maylands
Great Bourton | OX17 1QU



ROUND & JACKSON
ESTATE AGENTS

An individual and stylish, stone built detached village home offering exceptional open plan living. Finished to a very high standard throughout and featuring a flexible layout, a large garage and driveway and manicured gardens.

INDIVIDUAL DETACHED PROPERTY | HORNTON STONE CONSTRUCTION | STUNNING OPEN PLAN RECEPTION ROOM AND LUXURY KITCHEN | FLEXIBLE LAYOUT | MASTER BEDROOM WITH DRESSING ROOM AND ENSUITE | FOUR BEDROOMS | TWO HIGH SPECIFICATION BATHROOMS PLUS CLOAKROOM | ENCLOSED GARDENS | LARGE DRIVEWAY AND GARAGE | MODERN CENTRAL HEATING |

£635,000 Freehold

The Property

Maylands is a very attractive Hornton stone built detached home set within this popular and pretty village in North Oxfordshire, close to the Warwickshire border. The property has been greatly improved to offer high specification, modern accommodation. As a chalet bungalow, the layout could be used to best suit the occupier and presently comprises; A spacious entrance hall with a double doorway to the stunning open plan reception room and kitchen. This beautiful large room has been extended by the current owners and boasts bi-fold doors creating an indoor/outdoor living space and maximising the access to the garden. There is ample space for sitting and dining areas and the high specification kitchen with a central island is a particular feature. A separate utility room leads off the kitchen and out to a further garden area. The master bedroom with a bespoke dressing room and luxury ensuite are on the ground floor, as is a smart cloakroom and bedroom four which is currently used as a home gym. The first floor comprises two spacious double bedrooms, both with lots of built in storage space and a well presented, modern family bathroom. A large block paved driveway provides off road parking for several cars and gives access to the spacious garage. The gardens are in two parts offering a good degree of privacy, both very well maintained and ideal for outdoor entertaining and for children.

Directions

From Banbury Cross proceed in a Northerly direction along North Bar, continue straight ahead at the crossroads on the Southam Road. Take the second exit at the round about and the A361 signposted for Southam. Take the second exit at the next round about and continue along this road out of Banbury for approximately 2 miles and turn right where signposted for Great Bourton. Continue into the village and Maylands is located on the right hand side.

Situation

Great Bourton to the north of the historic market town of Banbury. The village boasts a public house, The Bell Inn, a children play park and some lovely countryside walks. The neighbouring village of Cropredy offers primary schooling and further facilities. Banbury is a thriving, market town located just north of Oxford amidst beautiful rolling countryside. The town is steeped in history and is now a modern centre with a full range of shops, supermarkets, a cinema, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east. Banbury railway station provides regular trains to all parts of the country with London and Birmingham a comfortable commute (London Marylebone from 57 minutes and Birmingham New Street from 44 minutes). Birmingham Airport is about 40 miles distant and Heathrow and Luton Airports are also within easy reach. The local area provides a range of primary, secondary and mixed boarding schools. Independent schools including St. Johns Priory Prep School, Carrdus, Tudor Hall (girls) and Bloxham School (co-ed) are all within easy reach. Local leisure retreats include Soho Farm House (11 miles), Tadmerton Golf Club (5.6 miles) and Oxford Westgate (25 miles).

Services

All mains services connected with the exception of gas. The property has an oil fired boiler and heating system, all fitted in 2016.

Local Authority

Cherwell District Council. Tax band F.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

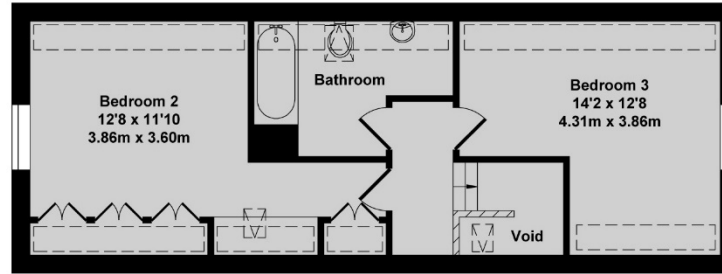


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

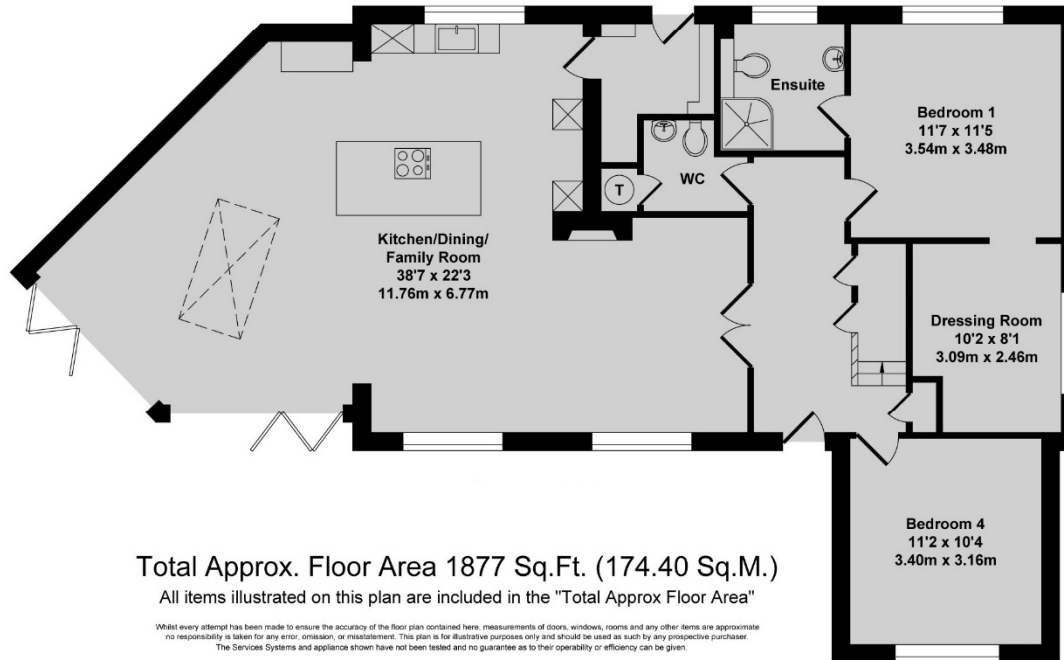
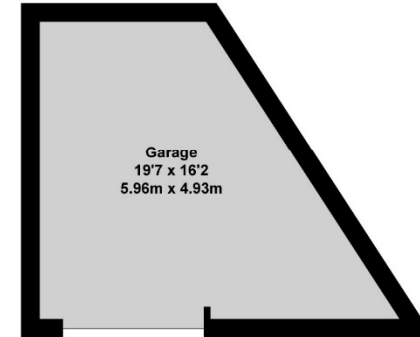


 = Restricted Head Height

First Floor
Approx. Floor
Area 474 Sq.Ft.
(44.0 Sq.M.)



Garage
Approx. Floor
Area 231 Sq.Ft.
(21.50 Sq.M.)



Total Approx. Floor Area 1877 Sq.Ft. (174.40 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor
Area 1172 Sq.Ft.
(108.90 Sq.M.)

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