



2 Ducketts Lane, Farnborough
Banbury, Oxfordshire, OX17 1ED



ROUND & JACKSON
ESTATE AGENTS





An exceptional four bedroom family home which has been greatly extended and modernised with large gardens to the front and rear. The property is located within the highly sought after village of Farnborough and has countryside views to the front and rear.

The property

2 Ducketts Lane, Farnborough is an exceptional family home which is very pleasantly located on the edge of this sought after village with open countryside views to the front and rear. The property is beautifully presented throughout and within recent years the property has been greatly extended and renovated to a high standard. On the ground floor there is a central hallway, a sitting room, a games/dining room, a utility room, a cloakroom and a superb open plan kitchen/dining/family room which is beautifully fitted and has bi-folding doors to the rear garden. On the first floor there is a superb master bedroom with en-suite, three further bedrooms and a modern family bathroom. Externally, there is a large garden and driveway with parking for several vehicles to the front and at the rear there is a beautifully landscaped west facing garden which extends to approximately 80 feet and backs onto open countryside. There is also a large garage with an attic/store room above which could be converted into additional accommodation.

Hallway

Main entrance door to the front, stairs to the first floor and doors to the sitting room and kitchen/dining/family room.

Sitting Room

Located to the front with a window overlooking the front garden, a fireplace with wood burning stove and a door to the games/dining room.

Games/Dining Room

A useful reception room which could be a formal dining room, a games room or study. Window to the rear and a door to the utility.

Kitchen/Dining/Family Room

A superb open plan room which has been well designed for entertaining and modern family living. There is an attractive tiled floor, bi-folding doors to the garden and ample space for dining and lounge furniture. The kitchen area is fitted with high quality shaker style eye level cabinets and base units and drawers with wooden work surfaces over, an inset sink and draining board and an induction hob with extraction hood over. Integrated appliances include a double oven, a fridge, freezer and dishwasher. Window to front aspect underfloor heating throughout.

Utility Room

Space and plumbing for a washing machine and tumble dryer, work surface and Butler sink, door to rear garden.

Cloakroom

Wash hand basin and W.C. Oil fired boiler which was fitted in 2021.

Landing

A split level landing with a hatch to the loft space, a storage cupboard and doors to all first floor accommodation.

Master Bedroom

A large double bedroom with ample space for wardrobes and dressing table, a window to the front and a modern en-suite shower room.

Bedroom Two

A double room with a built in wardrobe and a window to the front.

Bedroom Three

A double room with a window to the rear.

Bedroom Four

A good sized room with a window to the rear.

Family Bathroom

Fitted with a modern suite comprising a panelled bath, a wash hand basin and W.C. Tiled flooring, window to the rear.



Outside

The property is pleasantly set back from the road and has lovely views towards the village park and countryside beyond. There is a large gated gravelled driveway with parking for several vehicles and which gives access to the garage. There is also a lawned garden with a planted border. To the rear there is a large mature garden which backs onto open countryside and is predominantly laid to lawn with a variety of mature trees, well stocked flower and plant borders and a paved patio adjoining the house. There is a further seating area at the top of the garden which is ideal for outside entertaining.

Garage and Attic Store

A large garage with a roller door to the front and a personal door to the garden. There is a large room above the garage with a separate entrance at the rear. This room could be converted into an office or garden room subject to relevant permissions.

Situation

FARNBOROUGH is a village on the North Oxfordshire/South Warwickshire borders where amenities include "The Kitchen" dining venue where dining events and food experiences are held and a large children's play park. It is home to the famous Farnborough Hall, opposite which there is a large and attractive lake with surrounding meadow. Local Catchment Schools: Fenny Compton Primary and Kineton High Secondary are serviced via a Local Authority bus.

Directions

From Banbury proceed in a Northerly direction along the Southam Road. Continue for approximately four miles passing the Cropredy/Mollington crossroads and then take the next left turn for Farnborough. Continue for approximately one mile and then turn right into the village. Travel through the village for approximately half a mile where the property will be found on your left hand side opposite the village park.

Services

All mains services connected with the exception of gas. Oil fired central heating.

Local Authority

Stratford-on-Avon District Council. Tax band C.

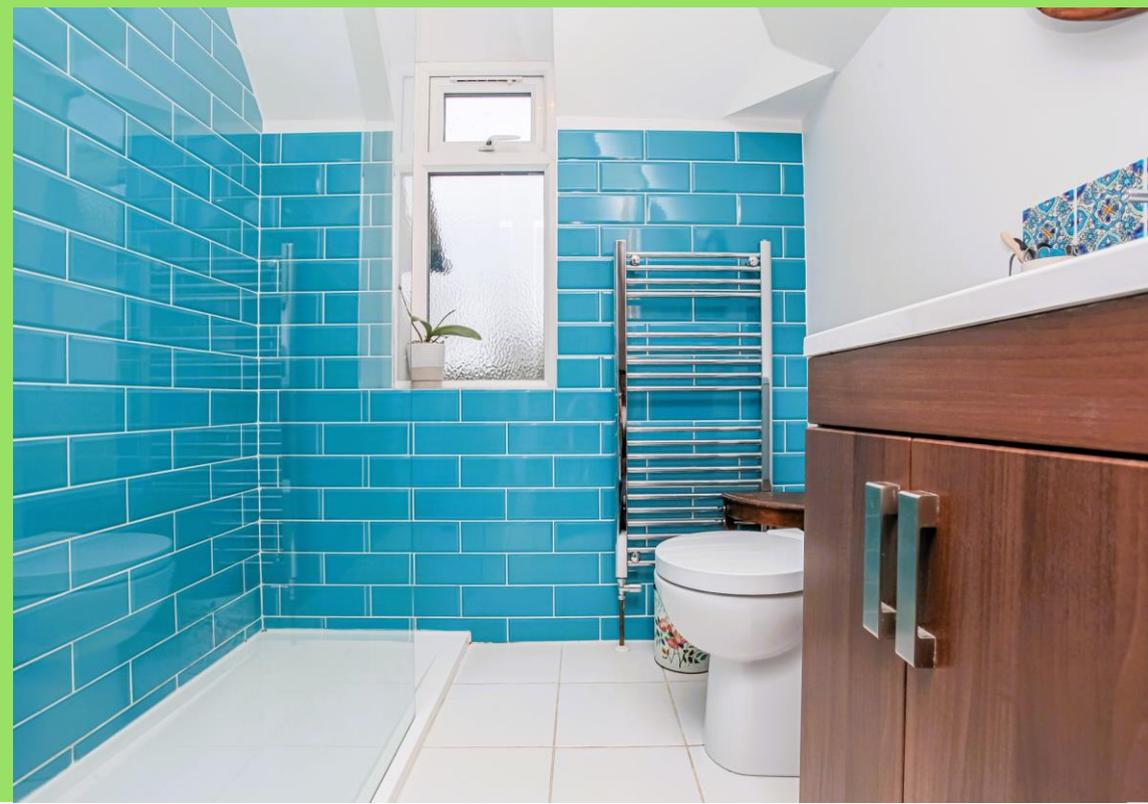
Viewings

Strictly by prior arrangement with Round & Jackson.

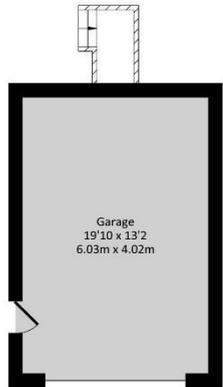
Tenure

A freehold property.

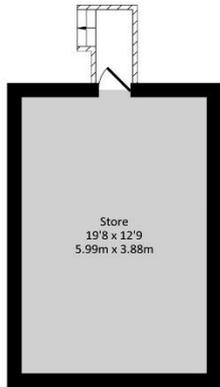
Asking Price £625,000



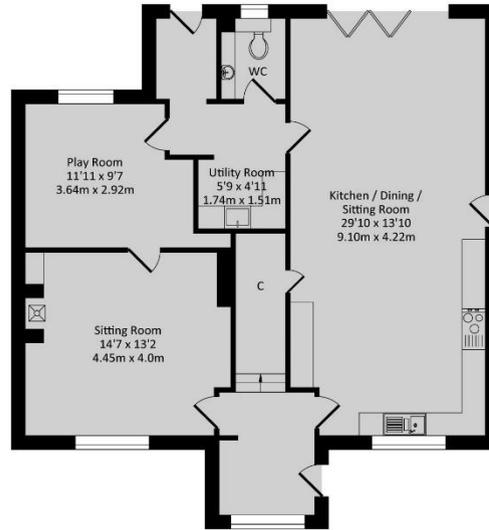
Garage Ground Floor
Approx. Floor
Area 260 Sq.Ft.
(24.20 Sq.M.)



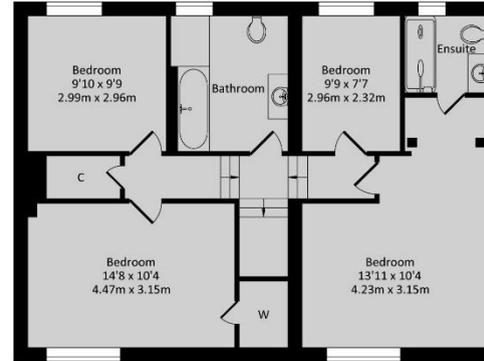
Garage First Floor
Approx. Floor
Area 260 Sq.Ft.
(24.20 Sq.M.)



Ground Floor
Approx. Floor
Area 957 Sq.Ft.
(88.90 Sq.M.)



First Floor
Approx. Floor
Area 775 Sq.Ft.
(72.0 Sq.M.)



Total Approx. Floor Area 2252 Sq.Ft. (209.30 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 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.



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