



Tarvers Way
Adderbury, OX17 3FR


ROUND & JACKSON
ESTATE AGENTS





An immaculately presented and significantly extended four bedroom detached family home with a garage and located in a very quiet part of the popular village of Adderbury.

The property

2 Tarvers Way, Adderbury is a superb and immaculately presented, four bedroom detached family home with a garage and a private rear garden. The property was built by Bloor Homes in 2016 and has been greatly extended by way of a very well proportioned loft conversion which has been finished to a very high standard and the property benefits from having a water filtering system. Tarvers Way is a pretty part of the development and the property faces a large green area and park with pretty houses surrounding the green. The road is ideal for families and is located in a very quiet part of the well served village of Adderbury. The living accommodation is arranged over three floors and is well laid out. On the ground floor there is a spacious hallway, a W.C, an open plan kitchen/dining/sitting room and there is a separate utility room. On the first floor is a superb and very spacious landing, three bedrooms, one with en-suite, and there is also a family bathroom. On the second floor there is a landing area which could also provide an office space and there is a large main bedroom with en-suite bathroom. Outside there is a very private lawned garden and there is a single garage with driveway parking to the side of the property. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious hallway with high-quality oak flooring throughout and oak door leading into the other rooms with stairs rising to the first floor. There is also a large and very useful storage cupboard beneath the stairs.

W.C

Fitted with a white suite comprising a toilet and a hand basin. There is a window to the front aspect and the quality oak flooring continues throughout.

Sitting Room

A spacious, open-plan sitting room with a window to the front aspect and there is a superb RAIS log effect gas fire fitted which is a real feature and very easy to use. The sitting room is fully open-plan into the kitchen but could be easily separated with clever placement of furniture.

Kitchen/Diner

A lovely open-plan entertaining space with a window and double doors leading into the garden and plenty of space for a table and chairs. The kitchen is fitted with a range of white gloss cabinets with worktops over and comes with a range of integrated appliances including a fridge freezer, a dishwasher and there is a double electric oven, a four ring electric/ceramic hob and an extractor hood. There is an inset one and a half bowl sink with drainer and quality oak flooring is fitted throughout. From the dining area there is a door leading into the utility room and hallway.



Utility Room

Fitted with a worktop area with space and plumbing beneath for a washing machine and a tumble dryer. There is a door leading onto the driveway and a wall mounted Alpha gas fired boiler. for the heating and hot water system.

First Floor Landing

The landing is a real feature of the property having had a bedroom removed to allow for the staircase to the second floor. This has now created an area which could be used as study space and there is lots of light coming in from the front window and further window to the side. There is an air conditioning unit fitted and oak doors leading off to the bedrooms and family bathroom and there is a large shelved storage cupboard.

Three First Floor Bedrooms

Bedroom two is a spacious double bedroom with large fitted wardrobes and there is a window to the front aspect and a door leading into the en-suite. The en-suite is fitted with a white suite comprising a large shower cubicle, a toilet and a wash basin with very attractive tiled splash backs and a heated towel rail and there is good quality LVT flooring throughout with a window to the side aspect. Bedroom three is a double bedroom with a window to the rear aspect. Bedroom four is a good size single bedroom with a window to the rear aspect.

Family Bathroom

Fitted with a white suite comprising a panelled bath with a mixer shower over, a toilet and a wash basin. There are attractive tiled splash backs and good quality LVT flooring is fitted throughout. There is a heated towel rail and a window to the side aspect.



Guide price £525,000

Second Floor Landing

A very bright and airy second floor landing with two velux windows flooding the area with light. There is space here for a study area and it would be a very pleasant place to work from. There is eaves storage to both sides and a door leading into the main bedroom suite.

Bedroom One

A large double bedroom which was completed in 2021. The bedroom is very bright having two velux roof windows and there are a range of fitted wardrobes and further storage can be found within the eaves. The current owners have added an air conditioning unit which can also be used for warm air and there is a door leading into the en-suite bathroom.

En-Suite Bathroom

A superb and very well configured en-suite which is fitted with a white suite comprising a panelled bath, a toilet and a wash basin. There is a heated towel rail and a velux roof window is fitted. There is attractive, white, metro style tiling to the walls and quality LVT flooring is fitted throughout.

Garage

A single garage with an up-and-over door leading onto the driveway with power and lighting fitted.

Outside

To the rear of the property there is a very pleasant garden which offers a good amount of privacy. There is a lawned section and a gravelled seating area beneath a pretty pergola. The garden has a range of well chosen trees and bushes with planted borders, and has an outside tap fitted. There is an electric point and gated access to the driveway and there is a further storage area to the side of the property. The driveway is to the side and provides parking for at least two vehicles. To the front of the property there is a central pathway leading to the front door with lawned areas each side and further planted borders.

Situation

Adderbury is a particularly sought after village just south of the market town of Banbury, comprising a selection of large ironstone houses and thatched cottages. Excellent local facilities include a hairdresser, post office, library, village store, a number of public houses and a fine fourteenth century church. The nearby market town of Banbury offers retail, sporting and leisure facilities. Local education includes a primary school in the village and the Warriner Comprehensive in Bloxham. Prep schools are St Johns Priory (Banbury) and Carrdus (Overthorpe). Independent schools; Bloxham (Co-ed), Tudor Hall (girls) and Sibford (Co-ed) private schools. There are two private bus services, one for Warwick School and another for Oxford schools. M40 Motorway connections at Junction 11 (Banbury) for the north and Junction 10 (Ardley) for the south.

Regular train services from Banbury to London (Marylebone from 55 minutes). Sporting and leisure activities include an excellent squash and tennis club in Adderbury itself and golf at Tadmerton Heath, horse racing at Warwick, Stratford and Towcester, motor racing at Silverstone, Bannatyne's Health Club in Bodicote, RSC in Stratford-upon-Avon and a multitude of cultural activities in Oxford.

Directions

From Banbury town centre proceed in a southerly direction via the Oxford Road and continue for approximately two miles until Twyford is reached. Continue for another 1/4 mile until you reach the Adderbury traffic lights and then turn left onto the Aynho Road. Take the Second Road on the left which is John Harper Road. Continue along the road and take the bend to the right where the property will be seen in front of you at the far side of the green.

Services

All mains services connected. The gas fired boiler is located in the utility room.

Local Authority

Cherwell District Council. Tax Band E.

Viewings

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

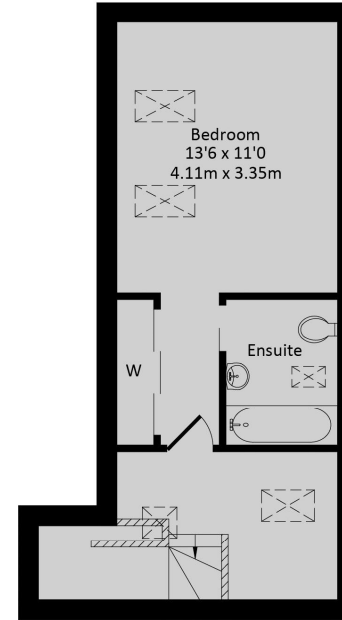
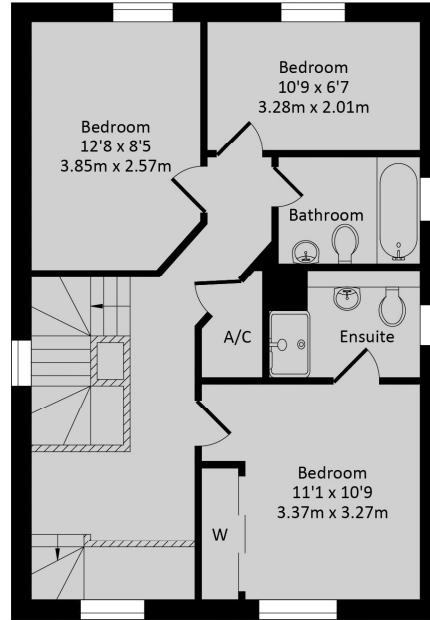
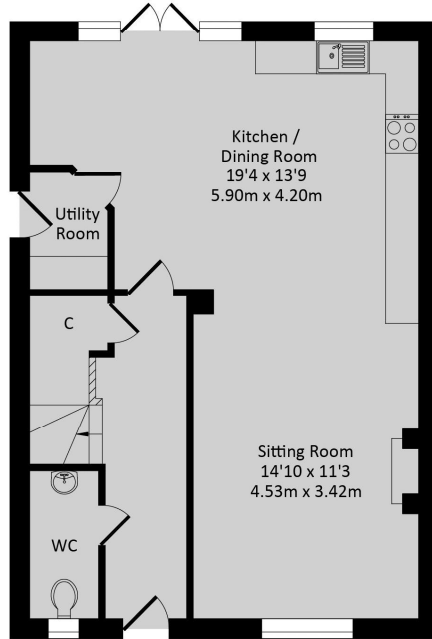
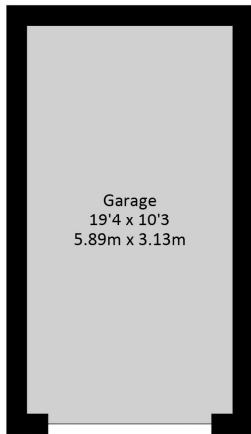
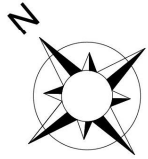


Garage
Approx. Floor
Area 198 Sq.Ft.
(18.40 Sq.M.)

Ground Floor
Approx. Floor
Area 566 Sq.Ft.
(52.60 Sq.M.)

First Floor
Approx. Floor
Area 566 Sq.Ft.
(52.60 Sq.M.)

Second Floor
Approx. Floor
Area 334 Sq.Ft.
(31.0 Sq.M.)



Total Approx. Floor Area 1664 Sq.Ft. (154.60 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.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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