



Hay Pool, Farnborough
Banbury, Oxfordshire, OX17 1EE



ROUND & JACKSON
ESTATE AGENTS





A very well presented and extended four bedroom family home with off road car parking and spacious accommodation. The property is located within the highly sought after village of Farnborough and has countryside views to the rear.

The Property

12 Hay Pool, Farnborough is a fantastic and extended four bedroom family home with off road car parking which is pleasantly located within this sought after village with beautiful countryside views to the rear. The ground floor features an entrance porch, hallway, a large open sitting/dining room, kitchen/diner, utility room and cloakroom/W.C. The first floor offers three double bedrooms, a single bedroom, an en-suite bathroom and a shower room. Outside to the front there is a driveway which provides parking for several vehicles. To the rear is a pleasantly landscaped garden with established shrubs and hedges with beautiful far-reaching views.

We have prepared a floorplan to show the room sizes and layout, some of the main features include:

Entrance Hall

Accessed via a small front porch with a tiled floor, stairs rising to the first floor, hard wood flooring and door to the sitting room/diner.

Sitting Room/Diner

A superb and large reception space with ample space for both living room and dining furniture. There is a central log burner which was installed by the current owners in 2015. There is a useful understairs storage cupboard and dual aspect windows to the front and rear with double doors leading to the rear garden and far reaching views.

Kitchen/Diner

A modern fitted kitchen with shaker style eye level cabinets, base units and drawers with work surfaces over, attractive tiled splashbacks, inset one and a half bowl sink and draining board, integrated dishwasher, fridge, double oven with a five ring LPG gas hob above and extractor hood over. There is space for a free standing fridge/freezer, dining furniture, window to the rear aspect and doors to the side access and utility room.

Utility Room

Fitted with eye level cabinets, work surfaces, modern tiled splashbacks and flooring with space and plumbing for a tumble dryer and washing machine. Window to the front aspect and door to the cloakroom and cupboard which houses the boiler.

Cloakroom/W.C.

Fitted with a W.C. and vanity unit with a window to the side aspect.

First Floor Landing

Doors to all first floor accommodation.

Bedroom One

A large double bedroom with a double built in wardrobe, window to the rear with fantastic views and a door to the en-suite.

En-Suite

A large bathroom fitted with a W.C., wash hand basin, panelled bath with mixer shower over, modern tiled floor and splashbacks and a window to the front aspect.

Bedroom Two

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



Bedroom Three

A double bedroom with a window to the rear aspect.

Bedroom Four

A single bedroom with a window to the front aspect and a hatch to the loft space.

Shower Room

Fitted with a large shower cubicle, W.C., wash hand basin, airing cupboard, tiled flooring and splashbacks and a window to the rear aspect.

Outside

To the front of the property there is a driveway which provides parking for several vehicles. To the rear there is an enclosed and private rear garden which is predominantly laid to lawn with a patio seating area adjoining the house and established shrubs, plants and far reaching views.

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 disregard the first left turn for Farnborough. Take the second left turn where sign posted Farnborough and continue into the village on Main Street and Hay Pool can be found on the left hand side. Number 15 fronts Main Street and on street parking is available to the front of the house.

Services

All mains services connected with the exception of gas. The boiler is located in the utility room. The oil tank is located in the garden.

Local Authority.

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

Viewings

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

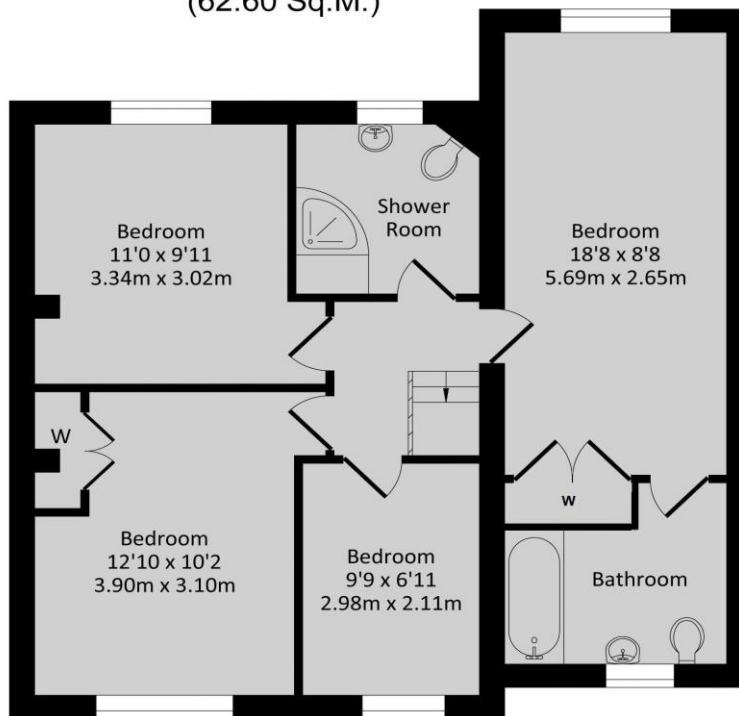
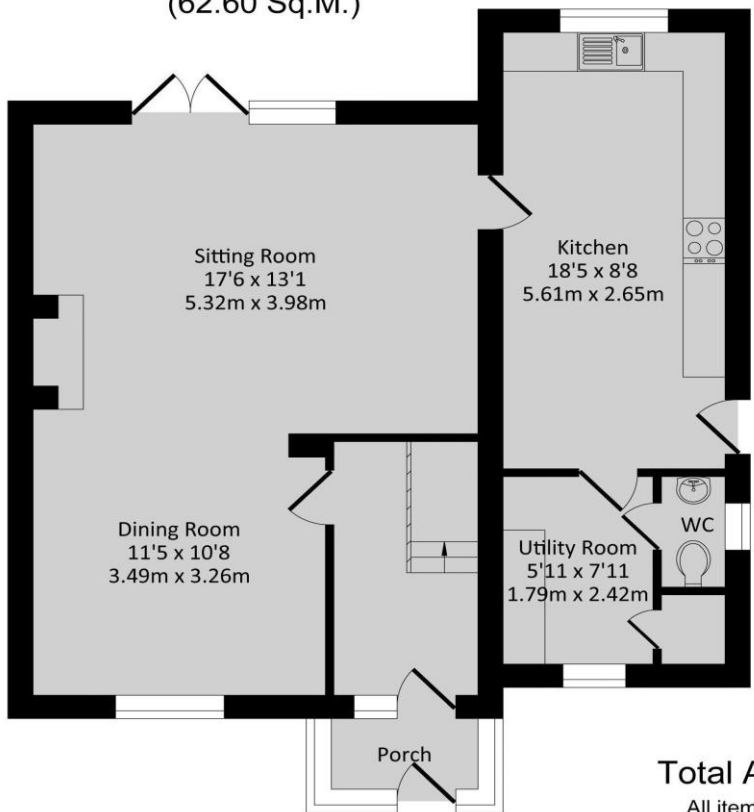
Asking price £395,000



Ground Floor
Approx. Floor Area 674 Sq.Ft.
(62.60 Sq.M.)



First Floor
Approx. Floor Area 674 Sq.Ft.
(62.60 Sq.M.)



Total Approx. Floor Area 1348 Sq.Ft. (125.20 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		
81-91	B		
69-80	C		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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