



The Rise  
Twyford, Adderbury



ROUND & JACKSON  
ESTATE AGENTS





# 5 The Rise

Twyford, Adderbury OX17 3HX

£395,000

A very spacious three bedroom family home with a very large rear garden and driveway parking for several vehicles. Located on this popular road in Twyford which is ideal for families.

## The Property

5 The Rise, Twyford, Adderbury is a good sized three bedroom family home which sits on a large plot and faces a pleasant green and park area, ideal for families. The property has been extended by way of a large bathroom conversion above the garage and has a large rear garden, with vehicular access for Kemp's Road, and a large driveway to the front. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, sitting room, large conservatory, kitchen and a large garage. On the first floor there is a landing, three good size bedrooms and a large, and impressive, family bathroom. Outside to the rear there is a very large lawned garden with a concrete hard standing and to the front there is a block paved driveway for several vehicles. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

## Entrance Hallway

Accessed via a porch to the front of the property. Stairs rising to the first floor, useful understairs storage cupboard and doors leading to the ground floor rooms. Window to the front aspect and wood effect flooring throughout.

## Sitting Room

A spacious sitting room which is open-plan via an archway into the conservatory. There is a window to the front aspect and a central fireplace with a wooden surround. The chimney has been removed so this isn't a working fire. Wood effect flooring throughout.

## Conservatory

A spacious conservatory with French doors leading into the rear garden and there is an archway looking through into the kitchen. Wood effect laminate flooring.

## Kitchen

A good size kitchen which is fitted with a range of grey coloured, shaker style cabinets with worktops over and tiled splash backs. The kitchen has an open archway looking into the conservatory and this also gives views of the rear garden. There is an integrated double electric oven, a five ring gas hob and there is an extractor hood fitted. There is space and plumbing for a washing machine and a dishwasher and space for a free-standing fridge-freezer. There is an inset sink and drainer and wood effect flooring is fitted throughout.

## First Floor Landing

A spacious and very bright landing with two windows to the front aspect. There are doors leading to the bedrooms and there is a built-in cupboard which houses the Glow-worm gas fired combination boiler.

## Bedroom One

A large double bedroom with a window to the rear aspect and plenty of space for wardrobes and furniture.

## Bedroom Two

A large double bedroom with a window to the rear aspect and plenty of space for wardrobes and furniture.





### Bedroom Three

A good size single bedroom with a window to the front aspect.

### Family Bathroom

A large and very impressive family bathroom which was converted around 16 years ago and was fitted with a new suite around 3 years ago. There is a modern white suite comprising a larger than average panelled bath, a double shower cubicle, a toilet and a wash basin with vanity storage beneath. There is a large velux window to the front aspect and good quality, wood effect flooring is fitted throughout.

### Garage

A larger than average garage with power and lighting and an electric roller door. There is a further door leading into the rear garden and also a door leading into the main house.

### Outside

To the front of the property there is a large block paved driveway which provides parking for several vehicles. There is gated access to the rear garden. To the rear of the property there is a very large lawned garden with a concrete hard standing and gates giving vehicular access into Kemps Road. There is an access door into the garage and gated access to the front of the property.

### Directions

From Banbury Town centre proceed in a southerly direction and continue for two miles until Twyford is reached. Having passed the turn for Kings Sutton take the fourth left hand turn into The Rise where the property will be found on the left after a short distance. A for sale board has been erected.

### Situation

Twyford forms part of the larger village of Adderbury where there are many amenities including a shop, post office, hairdressers and public houses including the The Red Lion which is a short walk away, tennis club, parish church and bus service. There is also an excellent primary school within walking distance of the property and the village is within the catchment area for the Warriner secondary school at Bloxham.

### Services

All mains services connected. The gas fired boiler is located in the landing cupboard.

### Local Authority

Cherwell District Council. Tax Band B.

### Viewings

Strictly by prior arrangement with Round & Jackson.

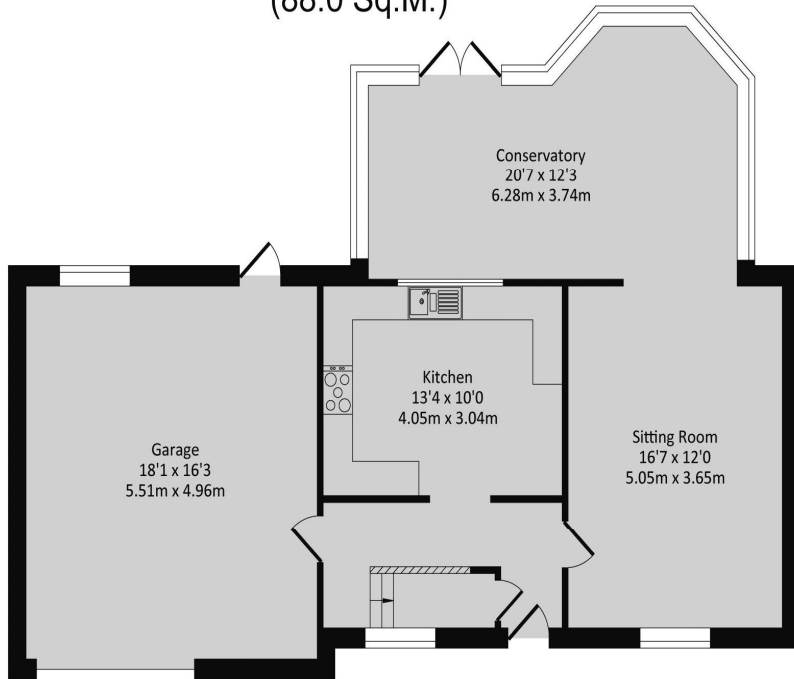
### Tenure

A freehold property.



Ground Floor  
Approx. Floor  
Area 947 Sq.Ft.  
(88.0 Sq.M.)

First Floor  
Approx. Floor  
Area 574 Sq.Ft.  
(53.30 Sq.M.)



Total Approx. Floor Area 1521 Sq.Ft. (141.30 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	77 C
39-54	E		
21-38	F		
1-20	G		

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