



Valley View
Great Bourton



ROUND & JACKSON
ESTATE AGENTS



5 Valley View, Great Bourton

Banbury, Oxon, OX17 1QJ

£525,000

A beautifully presented and greatly extended four bedroom family house with a large rear garden and countryside views, located within a small Cul-De-Sac within this highly regarded, pretty village. EPC and floorplan to follow.

The Property

5 Valley View, Great Bourton is greatly extended four bedroom family home which is pleasantly located within this highly regarded village. The property has been greatly extended over two floors and provides spacious and beautifully presented accommodation and has a large, landscaped rear garden, off road parking for several vehicles, a single garage and beautiful countryside views to the front.

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

Entrance Hallway

Entrance porch giving access to an open hallway with stairs to the first floor.

Sitting Room

A spacious reception room with a large window to the front, wood effect flooring and a fireplace with wood burning stove.

Kitchen/Dining/Family Room

A superb open plan room which is ideal for entertaining and is located to the rear of the property with wood effect flooring and bi-folding doors to the garden. The kitchen is fitted with oak fronted base units and drawers with work surfaces and a sink and drainer over. There is a large breakfast bar, space for a range cooker, dishwasher and fridge/freezer. Within the dining/family area there is ample space for a table and chairs as well as additional seating.

Utility Room

A well fitted, modern utility room with space and plumbing for a washing machine and tumble dryer, work surface with butler sink, access to the garage and cloakroom.

Cloakroom

Wash hand basin and WC.

First Floor Landing

A large landing with a hatch to the loft space, an airing cupboard and doors to all first floor accommodation.

Master Bedroom

A spacious double room with a window to the front having far reaching countryside views, extensive fitted wardrobes and a large en-suite shower room which is beautifully fitted.

Bedroom Two

A double room with a window to the front and far reaching views.

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

Beautifully fitted with a modern white suite comprising a freestanding bath, a large shower cubicle, a wash hand basin and WC. Attractive tiling, flooring and a towel rail.



Outside

To the front of the property there is a large driveway which provides parking for several vehicles and a stepped pathway to the front door. To the rear there is a large mature garden which is beautifully landscaped with a paved patio adjoining the house, a large lawn with well stocked, established borders.

Directions

From Banbury proceed in a Northerly direction via the Southam Road (A423). Take the second exit at the roundabout, signposted for Southam. Take the second exit at the next roundabout 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 past the church where Valley View will be found as the second turn on your left.

Situation

Great Bourton to the north of the historic market town of Banbury. The village boasts a public house, The Bell Inn (Currently closed), 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), Tadmarton Golf Club (5.6 miles) and Oxford Westgate (25 miles).

Services

All mains services connected with the exception of gas. Oil fired central heating. The oil tank is located in the rear garden.

Local Authority

Cherwell District Council. Tax band D.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

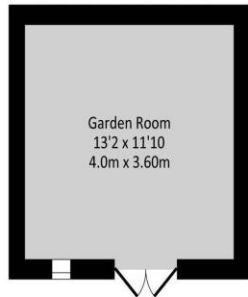
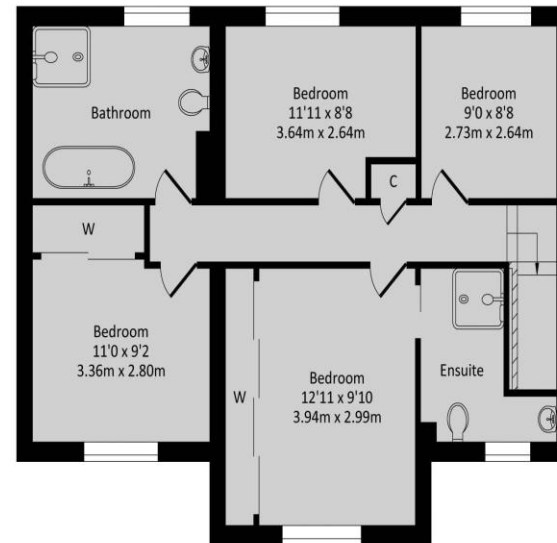
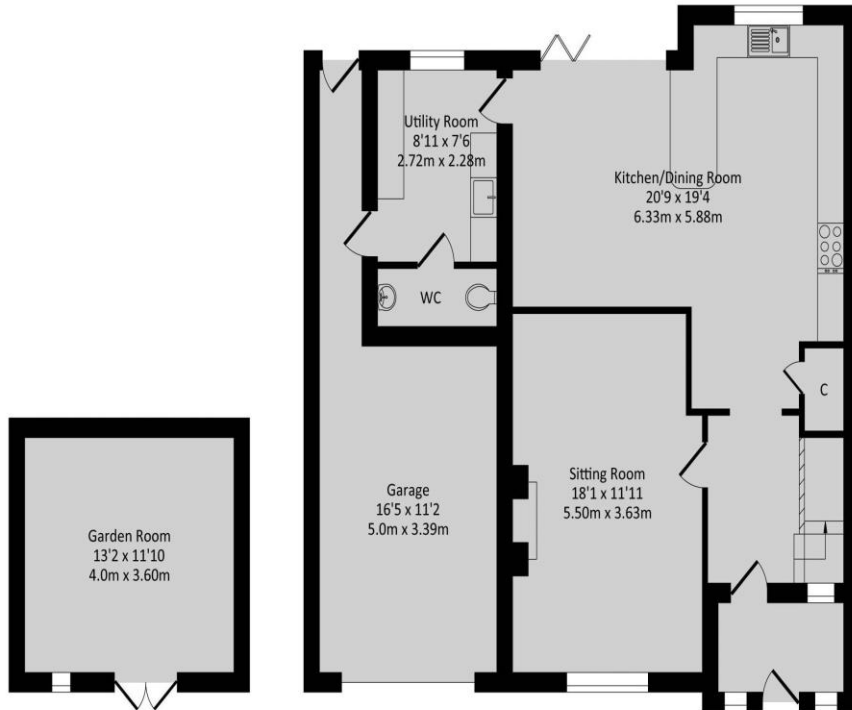
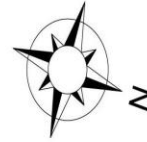
A freehold property.



Garden Room
Approx. Floor
Area 155.0 Sq.Ft.
(14.40 Sq.M.)

Ground Floor
Approx. Floor
Area 1025 Sq.Ft.
(95.20 Sq.M.)

First Floor
Approx. Floor
Area 737 Sq.Ft.
(68.50 Sq.M.)



Total Approx. Floor Area 1917 Sq.Ft. (178.10 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		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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