



Old Orchard Place, Twyford Grove
Twyford, Adderbury, OX17 3JD



ROUND & JACKSON
ESTATE AGENTS





A spacious and very well presented detached four-bedroom family home with a private rear garden, a garage and a large driveway. Located in the popular village of Twyford, Adderbury.

The property

Old Orchard Place, Twyford is a spacious and very well presented, four-bedroom family home which is located in this popular village, which is just a few miles south of Banbury. The village has a primary school, shops and amenities and the property is within easy walking distance to all these amenities. The property benefits from having a tucked away location and offers a good amount of privacy on all sides. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a spacious hallway, sitting room, dining room, sunroom, large study/family room, kitchen, W.C and there is a rear porch, which is used as a utility room. On the first floor there is a spacious landing, four double bedrooms (en-suite to main bedroom) and there is a family bathroom. Outside to the rear there is a beautiful, and completely private, lawned garden with many established trees, bushes and shrubs and there is also a pond. To the front of the property there is a large paved driveway, a lawned area and there are many established trees and bushes and there is also a single garage. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious and welcoming hallway with doors leading off and stairs rising to the first floor. Large understairs cupboard and attractive tiled flooring throughout.

W.C

Fitted with a white suite comprising a toilet and a wash basin. Attractive white tiling and tiled flooring, with a window to the rear aspect.

Study/Family Room

A large room with a window to the front aspect and built-in storage cupboards. This room could also be a playroom, or perhaps a fifth bedroom if required.

Sitting Room

A very bright and airy sitting room with an archway leading into the dining room. There is a large window to the front aspect and a sliding door leading into the sunroom. There is a central wooden fireplace with an inset, coal effect gas fire and there is good quality, beech effect flooring throughout.

Dining Room

An impressive dining room with high ceilings and windows to the front and rear aspects which flood the room with natural light. Continuation of the beech effect flooring from the sitting room.

Sunroom/Conservatory

A pleasant addition to the property with beech effect flooring and French doors leading into the garden.

Kitchen

Fitted with a range of country style cabinets with worktops over, and tiled splash backs. There is space for a small table and chairs and there are a range of integrated appliances including an eye-level, double oven, four ring gas hob and an extractor hood. There is space for a free standing fridge freezer and there is an inset sink with drainer. There is a window to the rear aspect, and a door leading into the rear porch/utility area, and there is tiled flooring throughout. The wall mounted Worcester gas fired boiler is located here.

Rear Porch/Utility Area

A useful addition, with space and plumbing for a washing machine, and a tumble dryer, tiled flooring and there is a door leading into the garden.

First Floor Landing

A spacious landing with doors leading to the bedrooms and bathroom. Window to the rear aspect and there is a built-in shelved cupboard which houses the hot water tank. Loft hatch to the roof space.



Four Bedrooms

Bedroom one is a double bedroom with a window to the front aspect, a built-in wardrobe and there is a door into the en-suite. The en-suite is fitted with a white suite comprising a large shower cubicle, a toilet and a wash basin. There is a heated towel rail, floor to ceiling tiling and vinyl flooring throughout. Bedroom two is a large double bedroom with a window to the rear aspect, offering a pleasant tree lined backdrop. Bedroom three is a large double bedroom with a window to the rear aspect, offering a pleasant tree lined backdrop. Bedroom four is a large double bedroom with a window to the front aspect.

Family Bathroom

A large family bathroom which is fitted with a white suite comprising a panelled bath with hand-held shower attachment, a shower cubicle, toilet and a wash basin. There is floor to ceiling tiling, tiled flooring, a heated towel rail and there is a wall mounted storage cupboard, and a window to the front aspect.

Outside

To the rear of the property there is a very pretty, well stocked garden with two lawned sections and two patio areas. There is a grape vine covered pergola adjoining the house and an outside tap. The garden offers a large amount of privacy and has many, well chosen trees, bushes and shrubs.

There is a small pond, and to the side of the property there is a hard standing area, which is ideal for wheelie bin storage and there is a gate leading to the front of the property. To the front of the property there is a very private, lawned garden, with established trees and bushes surrounding. There is a large block-paved driveway which provides parking for many vehicles and gives access into the single garage, which has power and lighting fitted, along with shelved storage.

Situation

The village of Adderbury has many amenities including a shop, hairdressers, public houses including the The Red Lion which is a short walk away, tennis club, coffee shop, parish church and bus service. There is also a popular primary school (rated Good by Ofsted) within walking distance of the property and the village is within the catchment area for the Warriner secondary school at Bloxham.

Directions

From Banbury proceed southwards via the Oxford Road and continue for approximately two miles. Having passed the turning for Kings Sutton take the next turn on your left into Twyford Grove where the property will be found on your left hand side, after a short distance.

Services

All mains services are connected. The gas fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Council tax band E.

Viewings

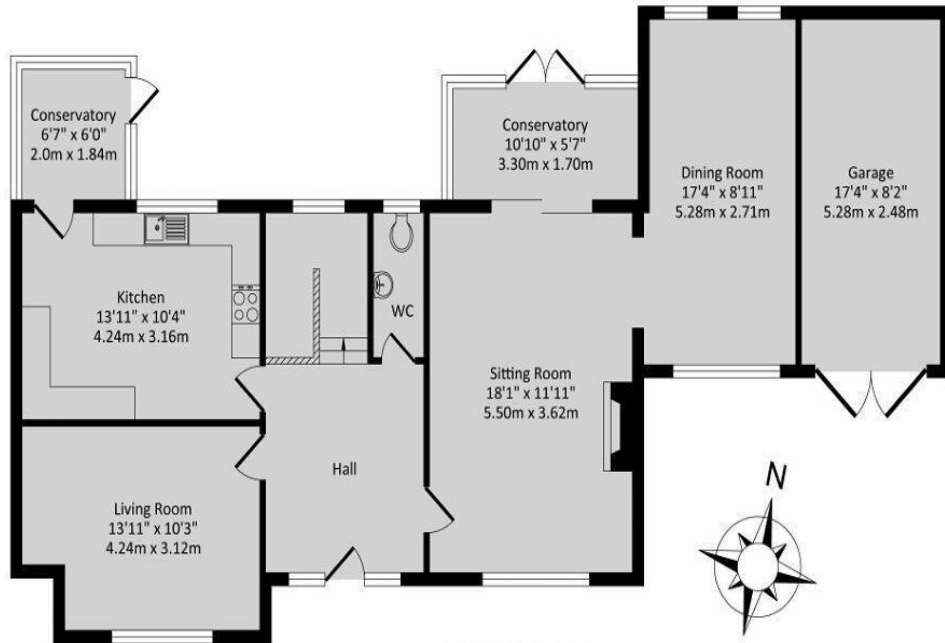
Strictly by prior arrangement with Round & Jackson.

Tenure

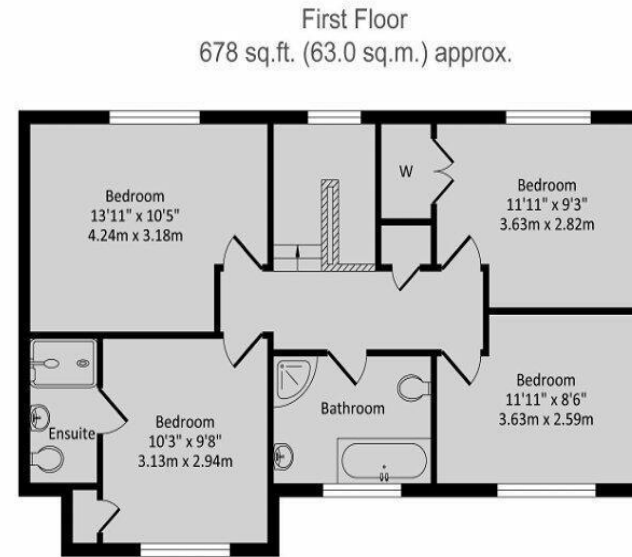
A freehold property.

Asking Price: £625,000





Ground Floor
1094 sq.ft. (101.60 sq.m.) approx.



First Floor
678 sq.ft. (63.0 sq.m.) approx.

TOTAL APPROX. FLOOR AREA 1772 sq.ft. (164.60 sq.m.) approx.

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances 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		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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