



Ivy House, Ivy Lane,  
Mollington, Banbury, Oxon, OX17 1FF



ROUND & JACKSON  
ESTATE AGENTS





**An exceptional four bedroom detached family home with incredibly spacious and beautifully presented accommodation located in a tucked away position within this highly sought after village.**

#### The property

Ivy House, Mollington is an exceptional family home which is pleasantly located in a tucked away position within this highly sought after and pretty village. This individual property was constructed approximately ten years ago and is very energy efficient with an "A" rating for performance. The spacious accommodation is well planned and is ideal for modern family living. On the ground floor there is an entrance hallway, a superb open plan kitchen/dining/family room, a very large sitting room with an open fireplace, a garden room with access to the rear garden and a large office/family room. There is also a utility room and a cloakroom/WC. On the second floor there is a vaulted landing, a superb master bedroom with en-suite, three further double bedrooms and a large family bathroom. Externally, there is a large driveway to the front and to the rear there is a private landscaped garden.

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

#### Entrance Hallway

Main entrance door to the front, tiled flooring and stairs rising to the first floor.

#### Kitchen/Dining/Family Room

A superb open plan room with ample space for lounge and dining furniture and double doors to the rear garden. The kitchen is fitted with high quality wall cabinets, base units and drawers, granite work surfaces with inset sink and drainer, an induction hob with extraction hood over, a double oven, a dishwasher, a water softener and space for a fridge-freezer.

#### Utility Room

Fitted base cabinets and drawers with work surfaces over, sink and drainer, space for washing machine and tumble dryer. Door to cloakroom/WC.

#### Cloakroom

Wash hand basin and low level WC.

#### Sitting Room

An incredibly spacious dual aspect room. Window to the front, open fireplace and double doors to the garden room.

#### Garden Room

A lovely additional room, ideal for relaxing and entertaining. Double doors to garden.

#### Home Office/Family Room

A large reception room which is currently used as a study. Window to rear, internal roller door leading to garage.

#### First Floor Landing

A large central landing with a vaulted ceiling, access to the loft space and doors to all first floor accommodation.

#### Master Bedroom

A spacious double room with ample space for furniture, a window to the front and an en-suite shower room.

#### Bedroom Two

A large double room with a vaulted ceiling and a window to the rear.

#### Bedroom Three

A double room with a vaulted ceiling and a window to the rear.

#### Bedroom Four

A double room with a window to the front.



### Family Bathroom

A very large family bathroom with modern tiling to the floor and walls. Roll top bath, wash hand basin, low level WC and bidet.

### Outside

To the front of the property there is a block paved driveway which provides parking for several vehicles and gives access to the integral garage. To the rear there is a beautifully landscaped, private garden which is laid to lawn and has well stocked flower and plant borders, a variety of trees and a paved patio adjoining the house. There is a wooden shed to the side of the property.

### Situation

Mollington is a charming village with an active community situated in attractive countryside just to the north of Banbury. Village amenities include a village hall, 18th century public house and Point to Point racecourse, while additional day-to-day needs can be met in the nearby village of Cropredy which benefits from a GP's surgery, shop, school and public houses. More extensive shopping and commercial facilities are available within nearby Banbury. The property is well located for state and private schools including St John's Priory School, The Carrdus at Overthorpe, Bloxham School, Tudor Hall School and Winchester House. There are competitive tennis, football, cricket and bowling clubs. Communication links are excellent with a railway station within the town centre and trains to London Marylebone in about 50 minutes and Birmingham New Street in 40 minutes respectively. Easy access to the M40 motorway at Junction 11. Birmingham Airport is less than 40 miles away

### Directions

From Banbury town centre proceed in a northerly via the Southam Road. Continue for approximately four miles and turn left where signposted to Mollington. Take the first left turn into Ivy Lane where the property will be found on your right.

### Services

All mains services are connected with the exception of gas. Heating via an air source heat pump.

### Local Authority

Cherwell District Council. Tax band F.

### Viewing Arrangements

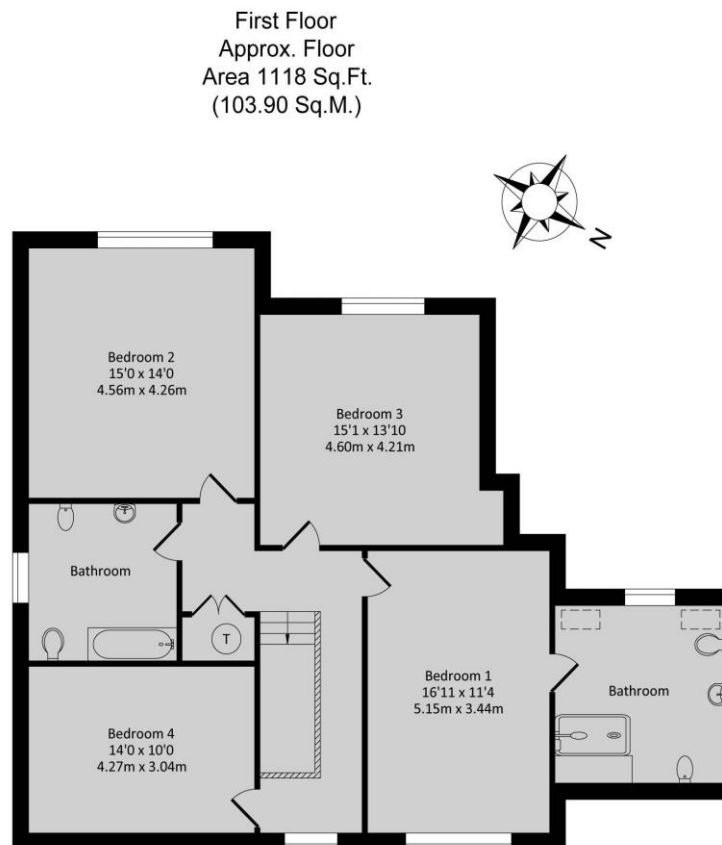
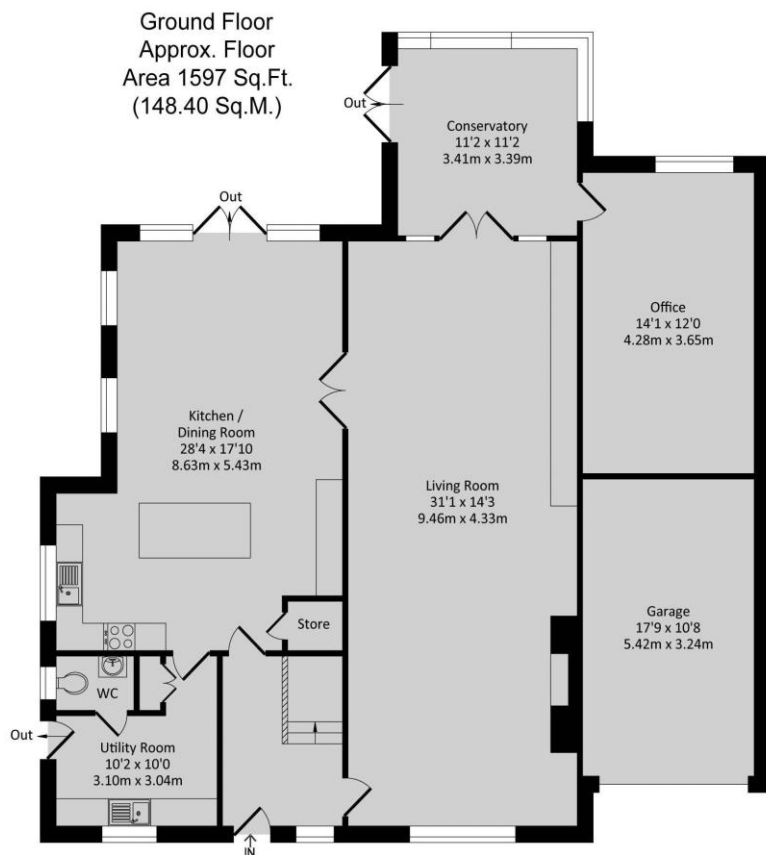
Strictly by prior arrangement with Round & Jackson.

### Tenure

A Freehold property.

## Asking Price - £695,000





Total Approx. Floor Area 2715 Sq.Ft. (252.30 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.



**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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