



The Old School, Church Lane
Claydon, Banbury, Oxon, OX17 1EW



ROUND & JACKSON
ESTATE AGENTS





An exceptional four bedroom detached house which has recently been renovated to an incredibly high standard, located in tucked away position within this popular village. The property has a large rear garden, a double garage, a brick built workshop/office and off road parking for multiple vehicles.

The property

Dating back to 1877 and formerly the village primary school this exceptional property has been sympathetically and meticulously renovated to an incredibly high standard by a renowned local property developer. Great consideration and planning has gone into the design and layout which is ideal for modern family living and there are some lovely Victorian features that have been retained which include high ceilings, two attractive front gables, detailed brickwork and the replacement Crittall style windows and doors are in keeping. The attractive entrance vestibule gives access to a large vaulted hallway which leads on to a most impressive kitchen/dining room with ample space for entertaining. There is also a utility room, a boot room and cloakroom. The sitting room is very spacious and gives access to the garden and there is a further reception room which could be used as a study or family room. On the first floor there is a large landing, a master bedroom with a walk in wardrobe and en-suite, three further double bedrooms and a beautifully fitted family bathroom. There is a lawned garden to the front and a gravelled driveway which extends to the side and rear where there is a double carport/garage. The rear garden is beautifully landscaped and predominantly laid to lawn with a paved patio adjoining the house. There is a brick built studio/workshop which is located near the entrance to the driveway.



Vestibule and Hallway

Entering into the property via an attractive vestibule which leads onto the spacious vaulted hallway with an Oak staircase.

Sitting Room

A very large reception room with ample space for a range of furniture and with double doors and windows onto the garden. There is also a ceiling window to allow more natural light.

Study/Family Room

Located to the front, ideal study, family room or formal dining room.

Kitchen/Dining/Living Room

A superb open plan room with a wood burning stove, double doors onto the garden and ample space for dining and entertaining. A high quality bespoke kitchen from Fraser James Furniture has been installed which comprises a range of floor to ceiling cabinets and base units and drawers with integrated appliances including a double oven, a fridge-freezer and dishwasher. There are marble work surfaces with an inset sink and a large island unit/breakfast bar with an induction hob.

Utility, Cloakroom and Boot Room

A well equipped utility room which leads onto the cloakroom and boot room with a door to the front.



First Floor Landing

A large part galleried landing with an airing cupboard and access to all first floor accommodation.

Master Bedroom

A superb and spacious master bedroom suite with an adjoining dressing room and a high quality en-suite shower room.

Bedroom Two

A large double bedroom with windows to the front and side and a high quality en-suite shower room.

Bedroom Three

A double room with a window to the rear.

Bedroom Four

A double room with a window to the side.

Family Bathroom

Beautifully fitted with a high quality suite. Panelled bath, wash hand basin with vanity unit and a low level WC. Attractive modern tiling, heated towel rail.

Outside

The property has a gated front garden which is laid to lawn and there is a gravelled driveway which extends to the side and to the rear garden where there is a double car port. There is a large garden to the rear which has recently been landscaped and is laid to lawn with a paved patio adjoining the house.



Studio/Workshop

A former blacksmiths forge, converted into a useful studio/workshop. Located near the entrance to the driveway.

Situation

Claydon is a relatively small and unspoilt village set in rolling countryside in North Oxfordshire close to the Warwickshire and Northamptonshire borders. Within the village there is a parish church and bus service. There are excellent amenities in the nearby villages of Upper Boddington, Fenny Compton and Cropredy with excellent primary schools, shops and doctors surgeries

Directions

From Banbury proceed in a Northerly direction toward Southam (A423). After approximately 5 miles turn right where signposted to Claydon. Travel into the village and turn left into Church Lane where the property will be found at the end of the street.

Services

Mains water, drainage and electricity. Oil fired central heating, The ground floor has underfloor heating.

Local Authority

Cherwell District Council, Tax Band TBC.

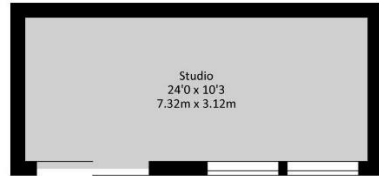
Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

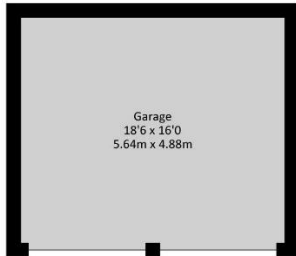
Asking Price £1,200,000



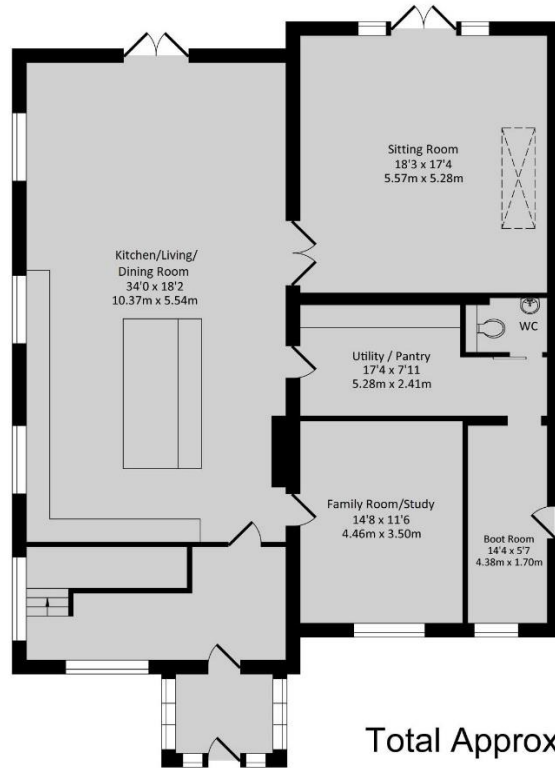
Outbuilding
Approx. Floor
Area 245 Sq.Ft.
(22.8 Sq.M.)



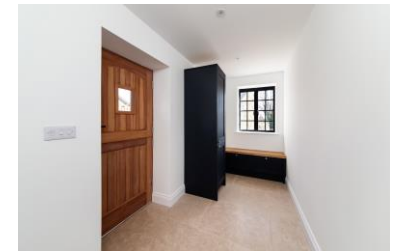
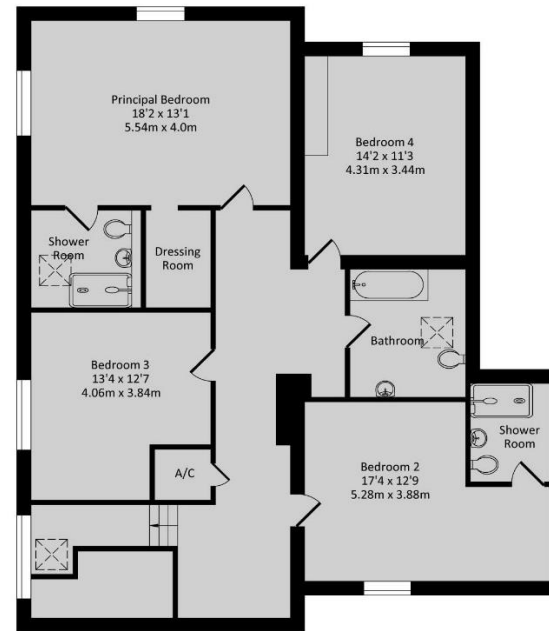
Garage
Approx. Floor
Area 296 Sq.Ft.
(27.5 Sq.M.)



Ground Floor
Approx. Floor
Area 1577 Sq.Ft.
(146.5 Sq.M.)



First Floor
Approx. Floor
Area 1286 Sq.Ft.
(119.2 Sq.M.)



Total Approx. Floor Area 3404 Sq.Ft. (316.0 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.

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