



Plot 1 Claridge Gardens, School Lane
Great Bourton, Banbury, Oxon, OX17 1QY



ROUND & JACKSON
ESTATE AGENTS





An exceptional four/five bedroom detached family house, built to a very high specification with quality fittings throughout, located in a tucked away position on the edge of this highly sought after village.

The property

Plot One, Claridge Gardens is an exceptional, brand new family house expertly constructed by highly renowned local developer E&W Estates. The property sits on a generous sized plot in a tucked away position with countryside views to the rear.

The spacious and well planned accommodation is arranged over two floors and measures approx 3644 Sq Ft including the double garage. On the ground floor there is a large entrance hallway with a vaulted ceiling, a sitting room with French doors to the rear garden, a games/play room and a study/bedroom with an adjoining shower room. There is also a stunning open plan kitchen/dining/family room with high quality fittings, bi-folding doors to the garden and access to a large utility/boot room.

On the first floor there is a large central landing which overlooks the hallway below, a superb master bedroom suite with a bathroom and dressing room, a guest bedroom suite with shower room, two further double bedrooms and a luxurious family bathroom.

To the front there is a large driveway and a double garage and to the rear there is a large rear garden which is beautifully landscaped and backs on to open countryside.

Entrance Hallway

A spacious and welcoming hallway with a vaulted ceiling, a staircase to the first floor and built in storage cupboards.

Sitting Room

A large reception room with French doors to the rear garden.

Playroom/Snug

A useful additional room with a window to the front.

Kitchen/Dining/Family Room

An exceptional open plan room with ample space for lounge and dining furniture and two sets of bi-folding doors to the rear garden. A bespoke kitchen has been installed comprising solid wood wall cabinets, base units and drawers with stone work surfaces over and inset sink. There is a central island unit and integrated Neff appliances will include a full height fridge and separate full height freezer, twin ovens, a wine fridge and dishwasher.

Utility/Boot Room

A large, fitted utility room with eye level cabinets, base units and drawers with work surfaces over and a sink and drainer. Integrated washing machine and tumble dryer, door to side.

Bedroom/Dining Room

A useful reception room which could be used as a ground floor bedroom.

Shower Room

Fitted with a high-quality suite and attractive tiling by Porcelanosa. Double shower cubicle, wash hand basin and WC.

First Floor Landing

A large galleried landing overlooking the hallway beneath with access to all first floor accommodation.

Master Bedroom Suite

A superb master bedroom suite with double doors and Juliet balcony, far reaching countryside views, a walk-in wardrobe and a luxury en-suite with a freestanding bath and walk in shower.

Guest Suite

A large double room with a window to the rear and an en-suite shower room.

Bedroom Three

A large double room with a window to the front.

Bedroom Four

A large double room with a window to the front.

Family Bathroom

Fitted with a high-quality suite and modern tiling by Porcelanosa. Window to the rear.



Outside

The property sits on a generous sized plot and is pleasantly set back from the road. To the front there is a large driveway which provides parking for several vehicles and there is also a double garage with power and light connected. To the rear there is a large garden which will be expertly landscaped and backs on to open countryside.

Garage

A detached double garage with stairs giving access to a useful loft room which could be used as an office. Lighting and power connected as well as an EV charging point.

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's 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. John's 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), Tadmorton Golf Club (5.6 miles) and Oxford Westgate (25 miles).

Directions

From Banbury proceed in a northerly direction via the Southam Road. Continue along this road out of Banbury for approximately 2 miles and turn right where signposted for Great Bourton. Take the right-hand turn into School Lane and follow the road around to the right where the entrance will be seen on your right-hand side.

Services

Mains water, electricity and drainage are connected. Heating via an air source heat pump.

Local Authority

Cherwell District Council. Tax band TBC.

Viewing Arrangements

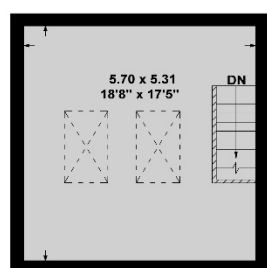
By appointment with Round & Jackson.

Agents Note

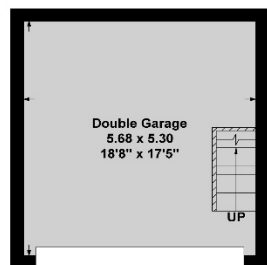
The property is not yet built, the photographs shown are CGI images.

Asking Price - £1,200,000

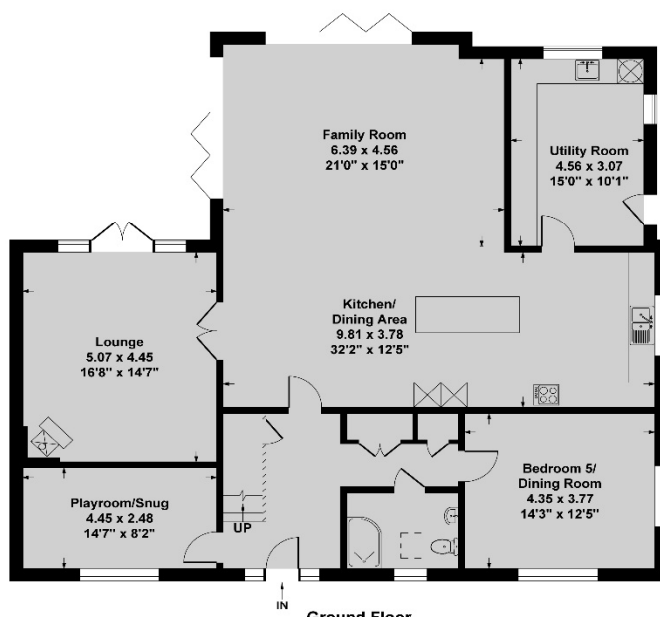




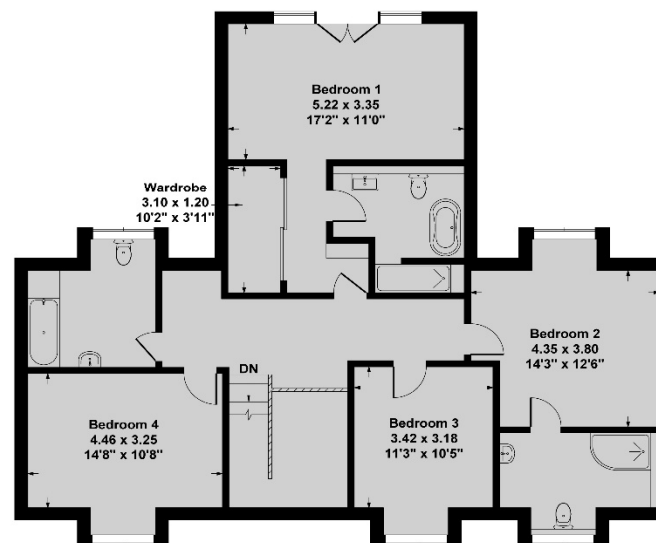
Garage First Floor



Garage Ground Floor



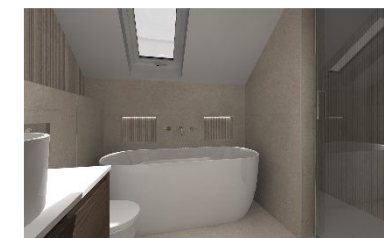
Ground Floor



First Floor

Ground Floor Approx Area = 157.70 sq m / 1698 sq ft
 First Floor Approx Area = 120.47 sq m / 1297 sq ft
 Garage Approx Area = 60.31 sq m / 649 sq ft
 Total Area = 338.48 sq m / 3644 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.



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