

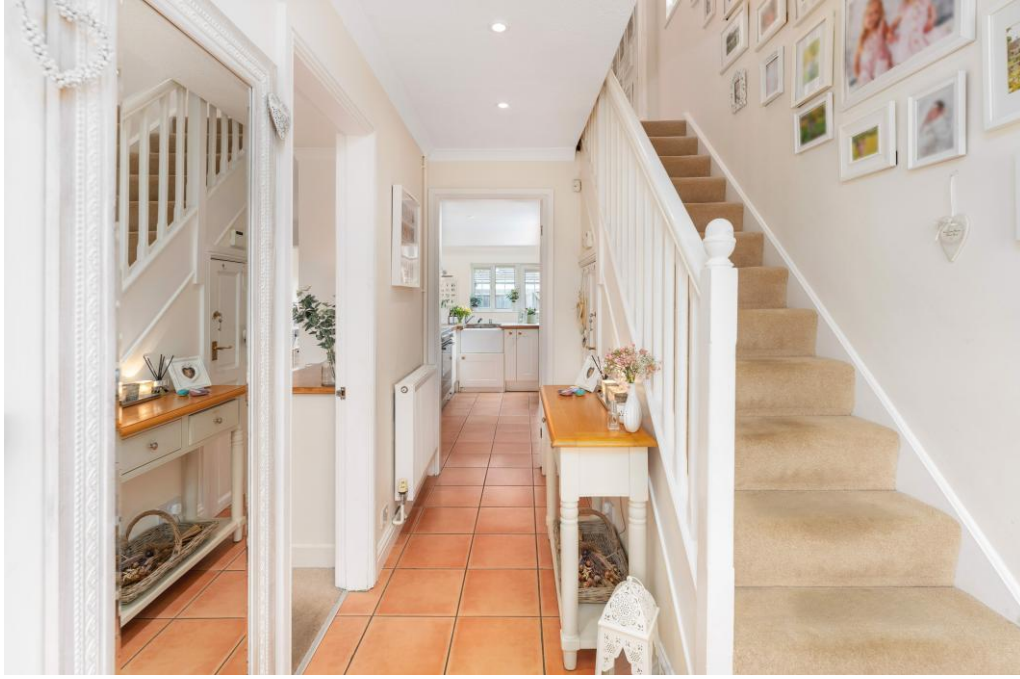


11 Gullivers Close, Horley
Banbury, Oxfordshire, OX15 6DY



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented and significantly extended three bedroom family home located within a quiet and sought after cul-de-sac in the popular village of Horley.

The Property

11 Gullivers Close, Horley is a beautifully presented, three bedroom family home which has been extended to the rear and side. The property is located in a very pretty and quiet, cul-de-sac and is ideal for families. On the ground floor there is a spacious hallway, a cloakroom with utility area, a large sitting room, a modern kitchen and there is a large dining/family room to the rear. On the first floor there is a spacious landing, three bedrooms and a family bathroom which has been re-fitted. Outside, there is a private rear garden which is pleasantly landscaped and to the front there is a further pretty garden and driveway parking. The property also benefits from having a single garage within a block which is found opposite the house. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious hallway with stairs rising to the first floor and doors leading to the ground floor rooms. There is a built-in cupboard housing the hot water system and tiled flooring.

W.C. and Utility Area

A useful space with a low level WC and wash hand basin and there is space and plumbing for a washing machine and tumble dryer. There is a tiled flooring, a heated towel rail and a velux ceiling window.

Sitting Room

A very spacious, bright and airy sitting room with a large opening to the dining/family room. There is a log burning stove fitted and a window to the front aspect.

Kitchen

Fitted with a range of shaker style cabinets with wooden worktops, a Belfast sink and attractive tiled splash backs. The kitchen gives access to the dining room extension and has attractive tiled flooring. There is space and plumbing for a dishwasher, a fridge freezer and space for a range cooker with extractor hood fitted above.

Dining/Family Room

Completed around 20 years ago and spanning the width of the property, this is a very large and bright addition. There are three velux roof windows and french doors leading into the garden with a further glazed door and window making the whole area very bright and airy. There are high ceilings throughout and high-quality wood effect flooring.

First Floor Landing

A spacious landing with doors leading off to all rooms and a window to the side aspect. There is a large loft hatch giving access to the roof space.

Bedroom One

A large double bedroom with a window to the rear aspect and built-in wardrobes.

Bedroom Two

A large double bedroom with a window to the front aspect.

Bedroom Three

A single bedroom with a window to the front aspect.

Family Bathroom

A large family bathroom which is fitted with a modern white suite comprising a panelled bath, shower cubicle, a low level WC and a wash basin. There is vanity storage and further wall cupboards surrounding the sink and two windows to the rear aspect. Underfloor heating.

Garage

A single garage within a block which is located just across the road from the property being the second garage from the end of the block on the left hand side.



Outside

To the rear there is a pretty lawned garden with a paved patio adjoining the house and well stocked borders throughout. There is a bin storage area to the side of the house and there is gated access at the foot of the garden. To the front there is a lawned garden with well stocked flower and plant borders and an outside tap is fitted. There is a paved driveway and a pretty stone wall edges the rear garden to the side.

Situation

Horley is a popular conservation village which is approximately three miles northwest of Banbury town. The village has a parish church and a public house and in the neighbouring village of Hornton there is a primary school, which has an excellent reputation. Horley is also within the catchment area for the Warriner secondary school in Bloxham, which also has a good reputation. Banbury is just a short drive away with a full range of amenities including the train station and M40 at junction 11. The M40 can also be accessed easily via junction 12 at Gaydon.

Directions

From Banbury town centre proceed via the (B4100) Warwick Road and continue out of town for approximately one and a quarter mile. Having passed the Barley Mow Public House continue straight ahead at the next two roundabouts and follow the main road. After around 1/4 mile take the second turn on the left towards Horley. Follow the road into the village and bear left as the road bends. Gullivers Close will be found as the first road on your left and Number 11 will then be found on your right as you enter the road.

Services

All mains services connected with the exception of gas. The oil fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Tax band D.

Viewing Arrangements

By prior arrangement with Round & Jackson.

Tenure

A freehold property.

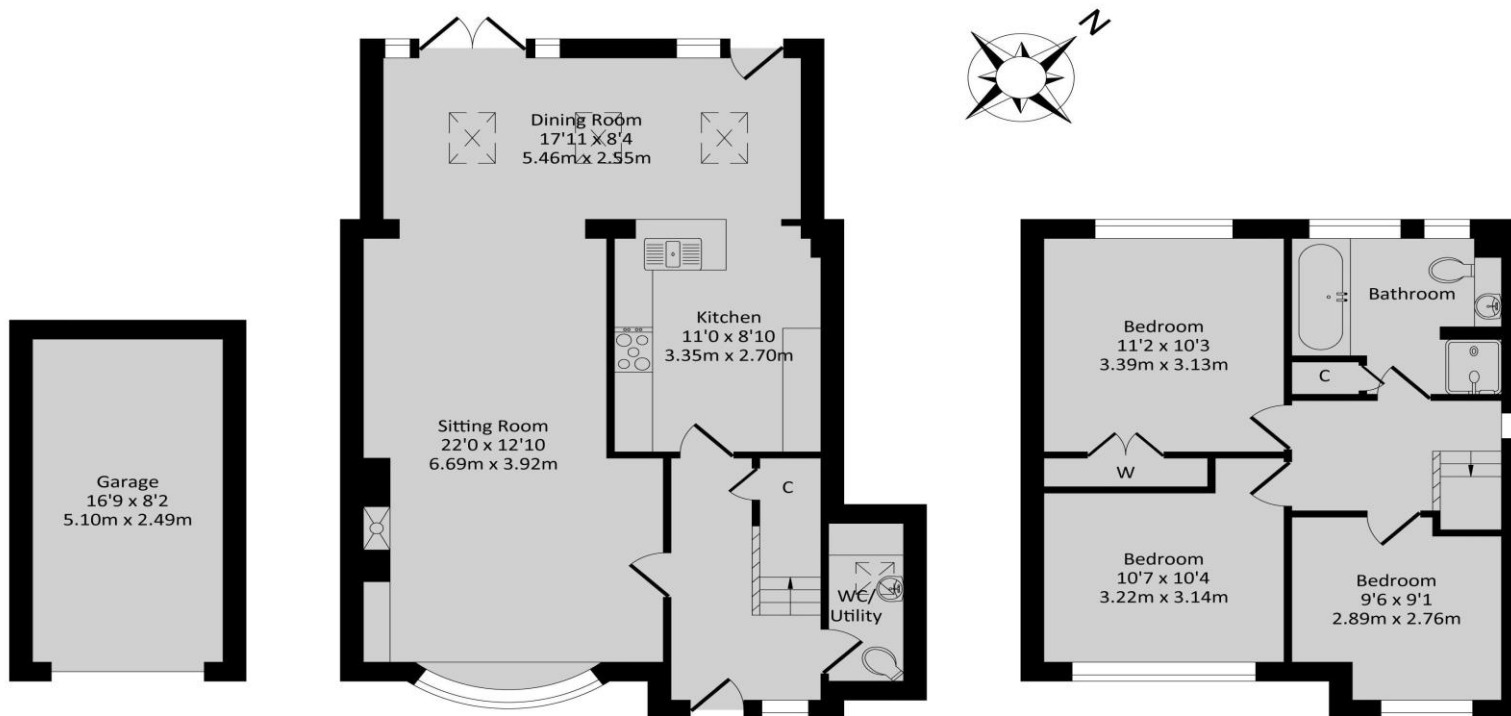
Asking Price - £399,950



Garage
Approx. Floor
Area 137 Sq.Ft.
(12.7 Sq.M.)

Ground Floor
Approx. Floor
Area 648 Sq.Ft.
(60.2 Sq.M.)

First Floor
Approx. Floor
Area 443 Sq.Ft.
(41.2 Sq.M.)



Total Approx. Floor Area 1228 Sq.Ft. (114.1 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		
55-68	D	62 D	80 C
39-54	E		
21-38	F		
1-20	G		

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