



3 Vicarage Gardens
Croprey, OX17 1PJ



ROUND & JACKSON
ESTATE AGENTS





A substantial four-bedroom detached family home with a large established garden, a double garage and three bathrooms. Located within a quiet cul-de-sac in the heart of Cropredy.

The property

3 Vicarage Gardens, Cropredy is a substantial four-bedroom detached family home which sits on a large plot within the heart of this popular village. The property has been extended to the side and offers a large amount of very versatile living accommodation over two floors. There are four large double bedrooms, three bathrooms and there is a double garage. The living accommodation is as follows. On the ground floor there is a large porch, hallway, large sitting/dining room, kitchen/breakfast room, study, W.C, shower room with further W.C, rear lobby, a hobby room/fifth bedroom/storeroom and a double garage. On the first floor there is a landing, four double bedrooms with en-suite to one bedroom and there is a family bathroom and a further W.C. Outside there is a very large lawned garden to the rear with established trees and planted borders. To the front of the property there are more plant beds and a large driveway. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

Entrance Porch

A very large and welcoming entrance porch with a window to the front aspect and a door leading into the hallway. There is plenty of space for coats, shoes and other furniture.

Entrance Hallway

A spacious hallway with stairs rising to the first floor and a window overlooking the porch. There are doors to all ground floors rooms and there are two built-in storage cupboards, one of which is under the stairs.

Sitting Room/Dining Room

A very large open plan sitting/dining room with a window to the front aspect and a sliding door and further window overlooking the rear garden. There is second door leading into the hallway and a serving hatch into the kitchen.

W.C

Fitted with a white suite comprising of a toilet and hand basin, with a vanity storage cupboard beneath. There are tiled splash backs and there is a window to the front aspect.

Study

A useful study which could be used as a bedroom or hobby room. A good size room with a window to the front aspect.

Kitchen/Breakfast Room

A good size kitchen/breakfast room with high quality fitted cabinets, worktops over and tiled splash backs. There is an integrated dishwasher, fridge, washing machine and a one-and-a-half bowl sink with drainer. There is a window overlooking the garden and there is a serving hatch through to the sitting/dining room. Plenty of space for a table and chairs and there is a door leading into the rear lobby.

Rear Lobby

Forming part of the side extension, the rear lobby has doors into the shower room, garage and the further extension to the rear which could be a bedroom, a hobby room or used for storage. There is also a passageway leading to the front of the property with a cupboard housing the Worcester oil fired boiler and there is a sliding door leading into the rear garden.



Garage

A double garage with power and lighting, electric garage door and a window to the side aspect. There is plenty of space for storage.

Shower Room and W.C.

Forming part of a side extension and fitted with a grey suite comprising of a corner shower, toilet and wash basin with tiled splash backs, and there is a Mira electric shower fitted.

Hobby Room/Store/Bedroom

Forming part of the side extension, a good size office/hobby room/bedroom with a recessed area which would be ideal for a dressing area. There are two windows overlooking the rear garden.

First Floor Landing

A very bright and spacious landing with a window to the front aspect and doors leading to all first floor rooms. There is access to the loft space and two built-in cupboards, both with shelving and one housing the hot water tank.

Bedroom One

A large double bedroom with a window to the front aspect and fitted wardrobes. There is a door leading into the en-suite which is fitted with a modern white suite comprising a corner shower and wash basin with tiled splash backs, a heated towel rail and there is vinyl wood effect flooring throughout.

Bedroom Two

A very large double bedroom with a built-in wardrobe and a window overlooking the rear garden.



Bedroom Three

A very large double bedroom with built in wardrobes and a window overlooking the rear garden.

Bedroom Four

A good size double bedroom with built in wardrobes and a window overlooking the rear garden.

Family Bathroom

Fitted with a white suite comprising of a panelled bath, a large shower cubicle, toilet and wash basin, with vanity storage beneath. There is a window to the front aspect and a heated towel rail, attractive tiled splash backs and there is tiled effect vinyl flooring throughout.

W.C

Fitted with a white suite comprising of a toilet and wash basin with vanity storage beneath. There are tiled splash backs and a window to the front aspect.

Outside

To the rear of the property there is a very large lawned garden along with a large patio area adjoining the house with any outside tap. There is a pergola over the patio with a fruit bearing grape vine. There is a low retaining wall, with steps leading to a large, lawned side garden which could easily give vehicular access to the rear garden and there is a five-bar gate which leads onto the driveway.

There are established bushes, trees and plant beds along with a wooden storage shed in the corner of the garden. To the front of the property there is a large driveway with parking for around six vehicles. There are established, well stocked planted borders and there is a five-bar gate leading into the side garden.

Situation

Cropredy is a small village located in the Cherwell district of Oxfordshire, England. The village is situated on the banks of the River Cherwell and is known for its annual music festival, the Fairport's Cropredy Convention. The festival attracts thousands of visitors from all over the world and features a mix of folk, rock, and pop music. Cropredy has a rich history dating back to the Anglo-Saxon period. The village was mentioned in the Domesday Book of 1086 and was once a thriving market town. Today, the village is home to a number of historic buildings, including St. Mary's Church, which dates back to the 13th century. The church is known for its beautiful stained glass windows and is a popular destination for visitors to the village. In addition to its music festival and historic buildings, Cropredy is also known for its beautiful countryside.

The village is surrounded by rolling hills and picturesque farmland, making it a popular destination for walkers and cyclists. The nearby Oxford Canal also provides opportunities for boating and fishing. Overall, Cropredy is a charming village with a rich history and plenty of attractions for visitors to enjoy. The village benefits from having two public houses, a doctor's surgery, a shop, tea rooms and a primary school.



Directions

From Banbury Cross proceed in a Northerly direction along North Bar, continue straight ahead at the crossroads on the Southam Road. Take the second exit at the roundabout and the A423 signposted for Southam. Take the second exit at the next round about and continue along this road out of Banbury for approximately 2 miles and turn right where signposted for Great Bourton. Continue through the village towards Cropredy. On reaching Cropredy, continue into the village along Station Road, opposite the Brasenose Pubs take a right hand turn onto the Plantation. The take the first left into Vicarage Gardens where number 3 will be found on your left hand side.

Services

All mains services connected with the exception of mains gas. The Worcester oil fired boiler is located in the passageway off of the rear lobby.

Local Authority

Cherwell District Council. Tax band E.

Viewing Arrangements

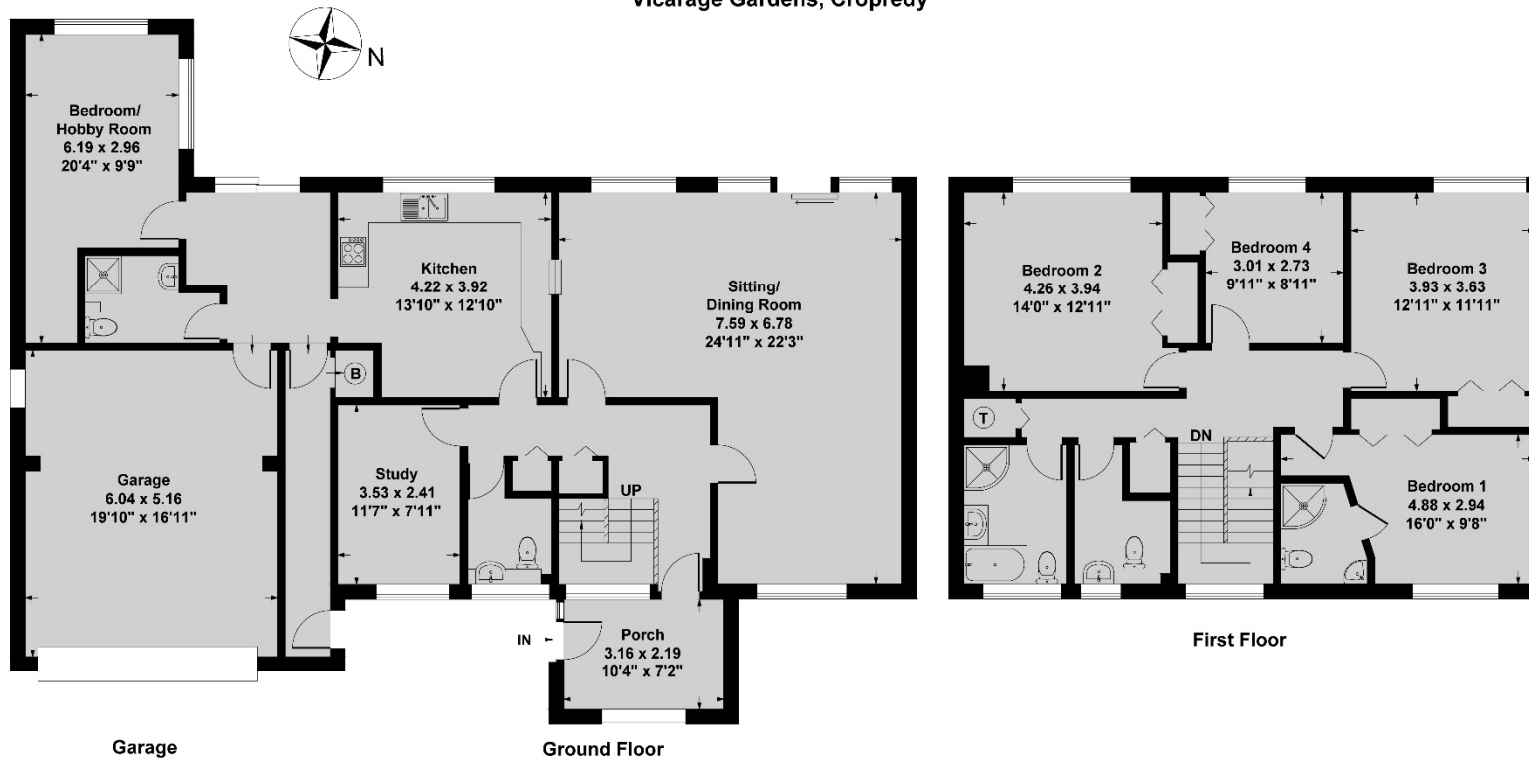
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.



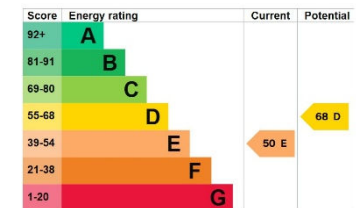
Vicarage Gardens, Cropredy



Ground Floor Approx Area = 128.36 sq m / 1382 sq ft
 First Floor Approx Area = 87.38 sq m / 941 sq ft
 Garage Approx Area = 30.14 sq m / 324 sq ft
 Total Area = 245.88 sq m / 2647 sq ft

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

www.focuspointhomes.co.uk



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.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit the for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.



rightmove



ROUND & JACKSON
ESTATE AGENTS