



Bryn House, Crow Lane
Great Bourton, OX17 1RL



ROUND & JACKSON
ESTATE AGENTS





An impressive four bedroom, stone-built detached family home which sits on a nice sized plot and has a very pleasant outlook and a private rear garden. The property is located in a tucked away position on the edge of this highly sought after village and comes to market with no onward chain.

The property

Bryn House, Great Bourton is a very spacious stone built, four bedroom detached family home which is located in a tucked away position in this very sought after village. The property sits on a good size plot with a large frontage, accessed via a five-bar gate and there is a large, private rear garden. The property has an impressive main bedroom suite with a dressing area and there is a useful double garage. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, W.C, sitting room, study, dining room and kitchen/breakfast room. On the first floor there are four double bedrooms with a dressing area and en-suite to the main bedroom and there is a family bathroom. Outside to the rear there is a patio adjoining the house with established planted borders and steps rising to a very private lawned garden. To the front of the property there is a large gated gravelled driveway with parking for many vehicles and established planted borders. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious and very welcoming hallway with doors leading into all the ground floor rooms and stairs rising to the first floor.

W.C

Fitted suite comprising of a toilet and wash basin with tiled splash backs and a window to the front aspect.

Kitchen/Breakfast Room

Fitted with a range of cabinets with worktops over and tiled splash backs. There are a range of integrated appliances including an electric oven, four ring electric hob and extractor hood and there is space and plumbing for a washing machine and space for fridge-freezer. There is an inset sink with drainer and there are windows to the front and side aspects along with a door and there is space for a table and chairs.

Dining Room

A good size formal dining room with a window overlooking the rear garden, this room has potential to be re-configured and knocked through into the kitchen. (Building regulations and planning permission may be required)

Study/Snug/Playroom

A very good size study with a window to the rear aspect and this room could also be used as a snug or a playroom.

Sitting Room

A large sitting room with dual aspect outlook. There is a box window to the front and there are French doors leading into the rear garden. There is plenty of space for furniture and a central fireplace with wooden surround which currently houses a free-standing electric fire.

First Floor Landing

Doors leading to all first floor rooms, loft hatch to the roof space and there is a high level velux type window. There is a built-in storage cupboard housing the hot water tank with shelving.

Main Bedroom Suite

As you enter the bedroom suite you pass through a landing area with built-in triple wardrobes and there is a velux type roof window. This area offers plenty of space for furniture and there is a door leading into the en-suite. The en-suite is fitted with a white suite comprising of a panelled bath, toilet and wash basin with tiled splash backs and a built-in vanity storage unit. There is a window to the side aspect. This landing area leads to a very large and impressive double bedroom with a window to the front aspect and a velux type window to the side.

Bedroom Two

A good size double bedroom with a window to the rear aspect.

Bedroom Three

A double bedroom with a window to the front aspect and a built-in wardrobe.

Bedroom Four

A double bedroom with a window to the rear aspect and plenty of space for furniture.



Family Bathroom

A large family bathroom which is fitted with a white suite comprising of a panelled bath, toilet and wash basin with a large vanity storage unit beneath. There is a large shower cubicle, attractive tiled splash backs, a heated towel rail and there is a window to the rear aspect.

Garage

A double garage with power and lighting fitted. There is an electric roller door and the Worcester oil fired boiler is located here.

Outside

To the rear of the property there is a very private lawned garden with established trees and bushes. There is a large paved patio adjoining the house with beautiful rose beds, and stone walling with steps leading to the lawned garden. To the side of the property there is a gravelled area ideal for wheelie bin storage and there is an outside tap fitted along with access into the kitchen. To the front of the property there is a large gravelled driveway, accessed via a five-bar gate, which provides parking for many vehicles and has an attractive stone wall surrounding the garden. There are many established plants a bushes and the gravelled driveway leads to the front door.

Situation

Great Bourton to the north of the historic market town of Banbury. The village offers a childrens 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. Johns 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. Continue through the village and take the last turning on the right into Crow Lane. Continue up the hill and bear right where the property will be found on your right hand side. The driveway is accessed via High Acres Farm's block paved driveway.

Services

All mains services connected with the exception of gas. The Worcester oil fired boiler can be found in the garage. The oil tank is to the side of the property.

Local Authority

Cherwell District Council. Council tax band F.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Guide Price: £600,000





Ground Floor Approx Area = 70.43 sq m / 758 sq ft
 First Floor Approx Area = 91.19 sq m / 982 sq ft
 Garage Approx Area = 23.41 sq m / 252 sq ft
Total Area = 185.03 sq m / 1992 sq ft

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

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92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	67 D
39-54	E		
21-38	F		
1-20	G		

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