



Calgary, Fenny Compton Road
Claydon, OX17 1HA



ROUND & JACKSON
ESTATE AGENTS





A large three-bedroom semi-detached family home on a good size plot with a garage and a pleasant rear garden overlooking open countryside. Located in the popular village of Claydon and comes to market with no onward chain.

The property

Calgary, Fenny Compton Road, Claydon is a good size, three-bedroom, semi-detached family home with a garage, a large driveway and a very pleasant rear garden with open countryside views. The property is setback nicely from the road and comes to market with no onward chain. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a hallway, W.C, kitchen, dining room, sitting room and a spacious garden room/utility area. On the first floor there is a landing, three-bedrooms and a family bathroom. To the side of the property there is a single garage with power and lighting and to the front there is a large lawned garden and driveway parking for several vehicles. To the rear there is a further lawned garden which has open countryside beyond. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

Stairs rising to the first floor with doors leading into the ground floor rooms. There is a useful downstairs storage cupboard and attractive parquet flooring is fitted.

Sitting Room

A lovely, bright and airy sitting room with a central open fireplace, parquet flooring and there is a window to the side aspect along with a further window, and glazed door leading into the rear garden. Door leading into the dining room.

W.C

Fitted with a white suite comprising of a toilet and hand basin with tiled splash backs. Window to the front aspect.

Kitchen

Fitted with a range of cabinets with worktops over and tiled splash backs. There is an inset sink with drainer and there is a window to the front aspect. There is space and plumbing for a dishwasher and space for a fridge freezer and cooker. Doors leading into the hallway, dining room and a glazed door leading into the garden room/utility area. Useful built-in, shelved storage cupboard.

Dining Room

A spacious dining room with a window to the side aspect and doors leading into the kitchen and sitting room.

Garden Room/Utility Area

A large and very versatile room with a window and door to the front aspect and French doors opening into the rear garden. Space and plumbing for a washing machine and a tumble dryer.

First Floor Landing

Doors to all the first floor rooms. Loft hatch to the roof space which is partially boarded with light and ladder fitted. Airing cupboard housing the hot water tank and there is fitted shelves.

Bedroom One

A very large main bedroom with a window to the rear aspect which offers amazing, open countryside views. There are built-in wardrobes and plenty of space for other furniture.

Bedroom Two

A double bedroom with a window to the side aspect and fitted wardrobe.



Bedroom Three

A single bedroom with a window to the front aspect.

Family Bathroom

Fitted with a white suite comprising of a panelled bath, toilet and a wash basin. There are storage cupboards beneath the sink, tiled splash backs and there is a window to the front aspect.

Garage

A single garage with power and lighting and an up-and-over door leading onto the driveway. Further access door to the rear garden.

Outside

To the front of the property there is a large lawned garden and a gravelled driveway for several vehicles. To the rear of the property there is a large lawned garden with established trees and shrubs and from the garden there are beautiful countryside views. There is a paved patio area adjoining the house.

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 at the T-Junction onto Main Street, continue for around 300 yards and turn left onto Fenny Compton Road where Calgary will be found on your left hand side after around 100 yards.

Services

Mains water, drainage and electricity (No mains gas in the village) Oil fired central heating. The boiler is located in the garage.

Local Authority

Cherwell District Council, Tax Band C.

Viewings

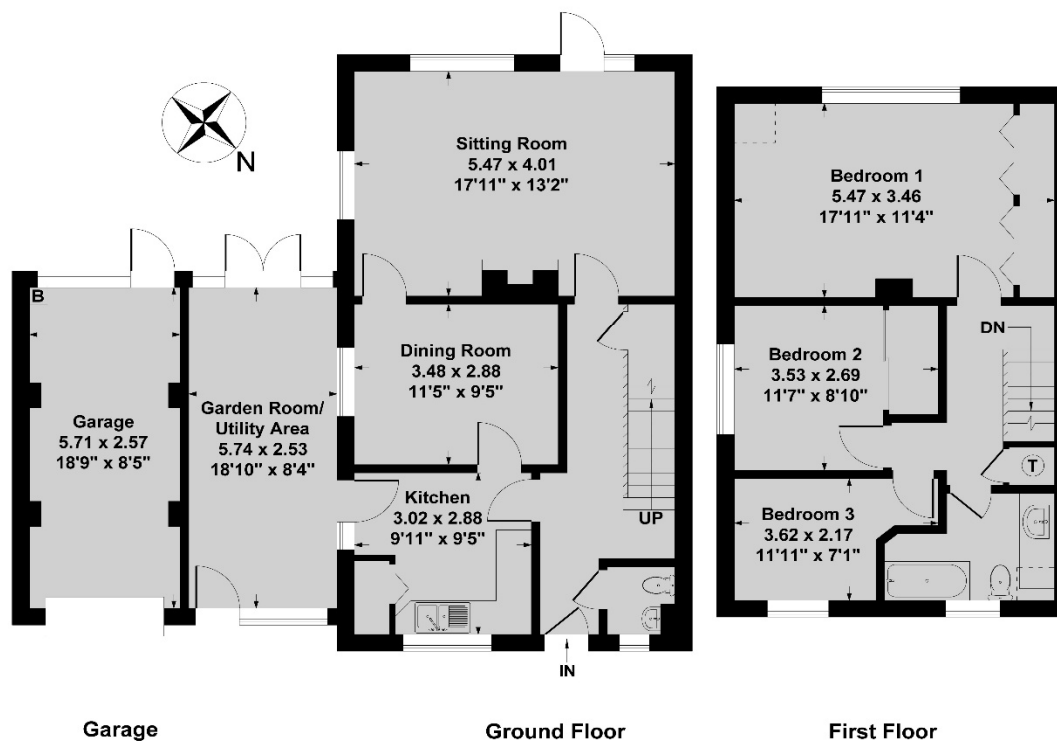
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £350,000





Ground Floor Approx Area = 71.32 sq m / 768 sq ft

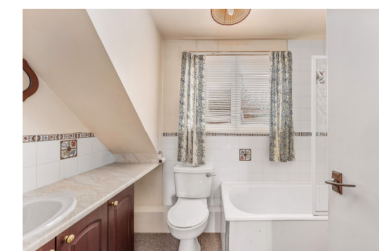
First Floor Approx Area = 48.62 sq m / 523 sq ft

Garage Approx Area = 14.75 sq m / 159 sq ft

Total Area = 134.69 sq m / 1450 sq ft

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	59 D
21-38	F		
1-20	G		

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