



7 Highlands, Lower Tadmarton
Banbury, Oxfordshire, OX15 5SR



ROUND & JACKSON
ESTATE AGENTS





A spacious two-bedroom ground floor apartment with direct access to a beautifully landscaped garden, pleasantly located within this sought after and highly regarded country development for those aged 55 and above.

The property

Highlands, Tadmarton is a highly regarded and unique development situated in an elevated, rural location between the villages of Lower Tadmarton and Bloxham. The development is surrounded by open countryside and there are beautifully landscaped communal grounds with attractive pathways, woodland areas and far reaching, unspoilt views.

Number 7 is a beautifully presented ground floor apartment offering direct access to a landscaped garden shared by just four apartments within the building. The accommodation is spacious and well laid out, comprising a large entrance hall with two useful storage cupboards, a bright sitting room with doors opening directly onto the garden, and a well-equipped kitchen/breakfast room. There is a generous master bedroom with an en-suite bathroom, a second double bedroom, and a separate shower room. Outside, the property benefits from a garage within the front courtyard, along with beautifully maintained communal gardens to the front and a large, shared landscaped garden at the rear.

Hallway

A large hall with two store cupboards and doors to all accommodation.

Sitting Room

With ample space for lounge and dining furniture, windows to the side and rear and double doors giving access to a decked seating area and the garden.

Kitchen/Breakfast Room

Fitted eye level cabinets and base units and drawers with work surfaces over. Electric hob with extractor over, single oven, space for fridge-freezer and washing machine, space for dining furniture.

Bedroom One

A double room with a fitted wardrobe, a window overlooking the garden and an en-suite bathroom.

Bedroom Two

A double room with a fitted wardrobe and a window overlooking the garden.

Shower Room

Corner shower cubicle, wash hand basin and low level WC. Heated towel rail, tiling to walls.



Outside

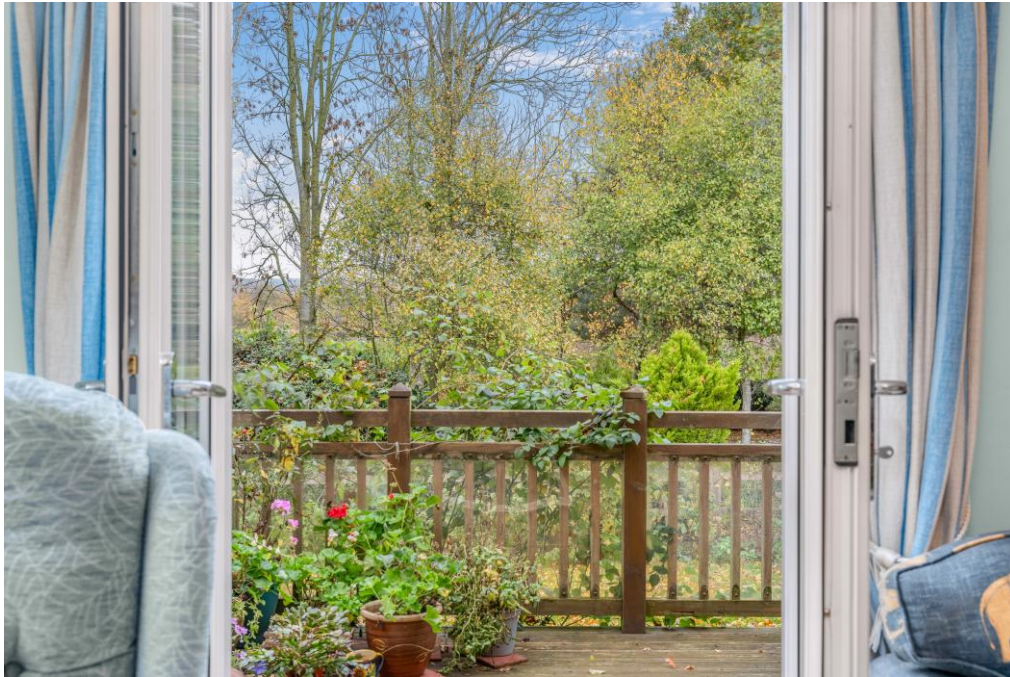
To the front of the property there are large communal gardens which are beautifully landscaped and well maintained. To the rear there is an enclosed garden which is shared between just four apartments and is predominantly laid to lawn with well stocked flower and plant borders. The apartment has a wooden deck adjoining the house which is accessed from the sitting room.

Garage and Parking

There is a single garage, being the first on the left hand side within the parking area. The garage has power and light connected.

Situation

Tadmarton is situated due west of Banbury. It has an active community centering around the village hall, a local public house and has two golf courses nearby (Tadmarton and Rye Hill). Local schooling will be in the nearby villages of Sibford and Bloxham. The market town of Banbury offers a range of shopping and recreational facilities together with junction 11 of the M40 motorway and the main line railway to London Marylebone in under an hour. Soho Farmhouse is within easy reach being just 7 miles from the village.



Directions

From Banbury proceed in a Westerly direction toward Shipston-on-Stour (B4035). Travel through the village of Broughton and after approximately 1 mile turn left where signposted to Bloxham and Highlands. After approximately a ¼ of a mile turn left into Highlands and follow the road to the end of the development. The property will be found in the left hand corner of the first group of properties on your left.

Services

All mains' services are connected with the exception of gas.

Agent's Note

This is an age restricted development, at least one occupier of the property must be aged 55 or over.

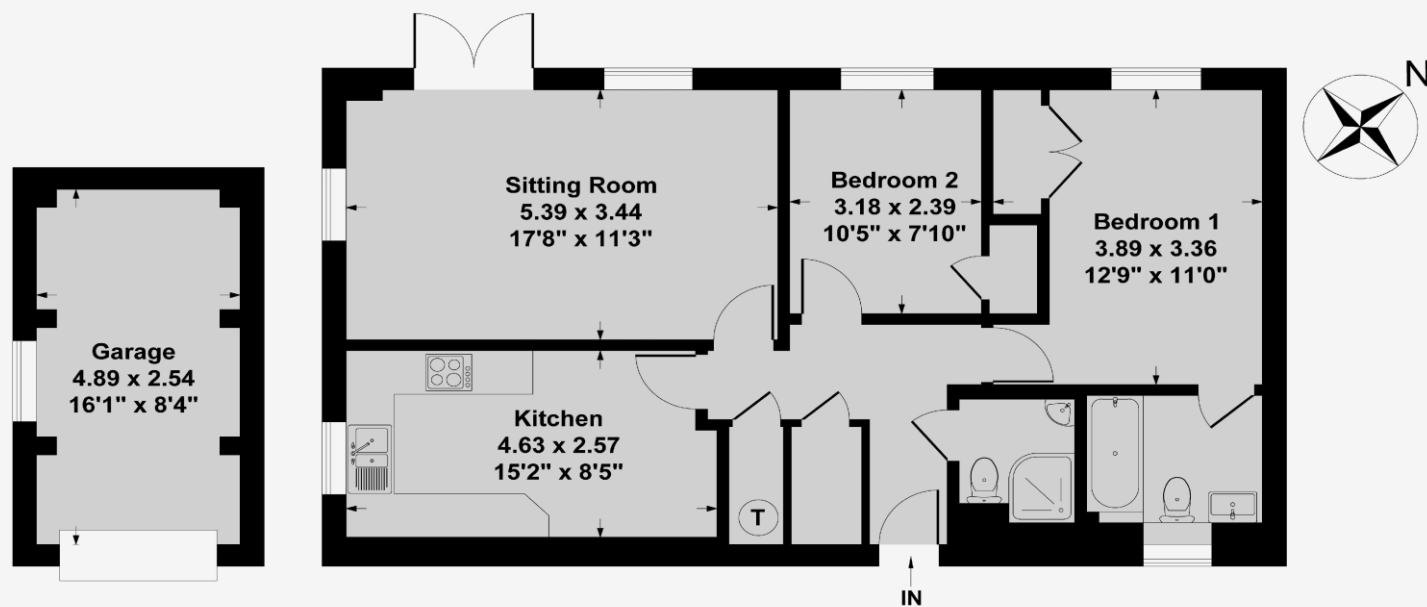
It is a leasehold property held on a 999 year lease which commenced in 2000. The service charge is currently £1115.00 paid twice yearly and the ground rent is £37.50 also paid twice yearly.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Asking Price: **£235,000**





Garage

Ground Floor

Ground Floor Approx Area = 69.90 sq m / 752 sq ft

Garage Approx Area = 12.42 sq m / 134 sq ft

Total Area = 82.32 sq m / 886 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	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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