

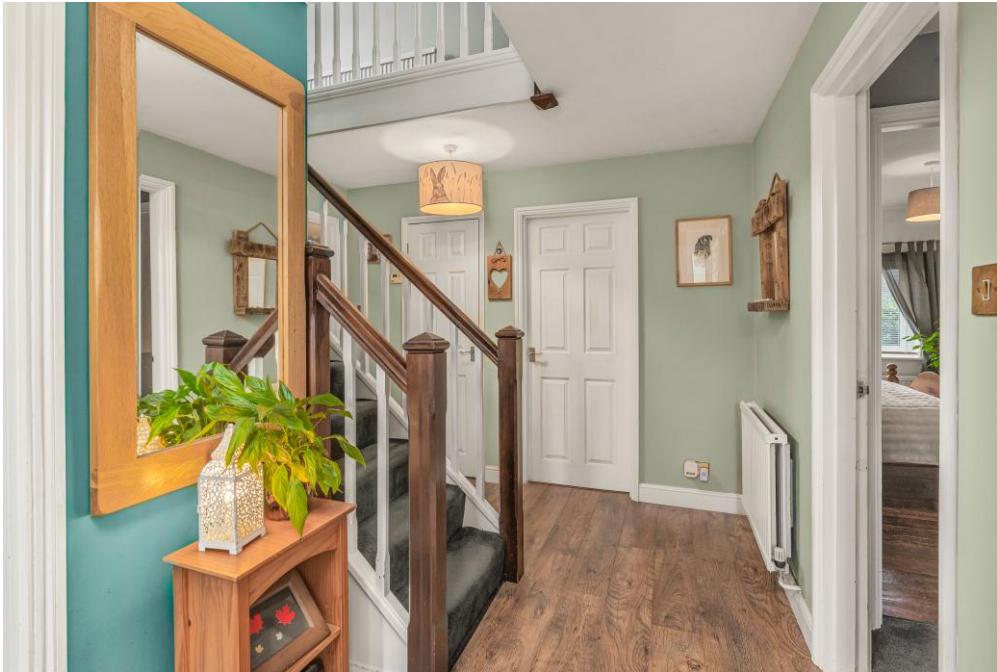


Beech Wood, Metcalfe Close  
Drayton, Banbury, Oxon, OX15 6EL



ROUND & JACKSON  
ESTATE AGENTS





An individual four bedroom detached family house with extensive accommodation and a private rear garden located within this sought after village.

#### The Property

Beech Wood, Drayton is a superb, detached family house which is located in a highly regarded residential cul-de-sac within the village. The property has been greatly extended and reconfigured to create a unique family house with extensive and versatile accommodation. On the ground floor there is a spacious hall with stairs to the first floor, a shower room, a modern kitchen/breakfast room, a dining room, a large sitting room with a wood burning stove, a study with a spiral staircase, and a family room with access to the garden. On the first floor there is a large landing, a master bedroom with en-suite, three further double bedrooms and a modern family bathroom. There is a driveway to the front, a garage to the side and a private garden to the rear.

#### Hallway

A spacious hall with three storage cupboards and stairs to the first floor.

#### Shower Room

Single shower cubicle, wash hand basin and low level WC. Window to rear.

#### Kitchen/Breakfast Room

A superb open plan room which has been re-fitted to a high standard within recent years and has ample space for dining furniture and double doors to the rear garden.

#### Dining Room / Bedroom

Currently used as a bedroom but could also be used as a ground floor bedroom. Trap door to small wine cellar. Window to the rear.

#### Sitting Room

A large dual aspect room with a sliding door to the rear garden and a central fireplace with a wood burning stove. Double doors to family room.

#### Dining Room

With double doors from the sitting room and a sliding door to the garden.

#### Study

A useful study or hobby room with a spiral staircase to bedroom two.

#### First Floor Landing

A large landing with a Velux window and a hatch to the loft space.



#### Master Bedroom

A large double room with two double wardrobes and an en-suite bathroom.

#### Bedroom Two

A double room with a Juliet balcony and far reaching countryside views. Spiral staircase giving access to the study below.

#### Bedroom Three

A double room with a Velux roof window and a window to the front.

#### Bedroom Four

A double room with a Velux roof window and a window to the rear.

#### Family Bathroom

Beautifully fitted with a modern suite comprising an oval bath, a wash hand basin and low level WC. Attractive flooring and tiling, window to rear.

#### Garage

A large garage with roller door to the front and a door to the utility room.

#### Utility Room

Space and plumbing for a washing machine and tumble dryer, sink and draining board. Stable door to the garden.



#### Situation

Mentioned in the Domesday Book, Drayton is a pretty village in North Oxfordshire made up of predominantly ironstone cottages and houses. Local amenities include a public house along with village hall. Further amenities can be found in the nearby village of Wroxton which include the Wroxton House hotel, a well regarded Church of England primary school, a sports club, a village hall and three churches. More extensive facilities can be found in the market towns of Banbury and Chipping Norton, and further afield in Oxford and Milton Keynes for recreational, cultural and leisure facilities. Excellent communication links with the M40 (J11) only 2.8 miles away giving access to Oxford (A34) and London to the South and Birmingham (M42) to the North. Mainline train services from Banbury to London (Marylebone) from 55 minutes at peak times. Excellent local schooling facilities with secondary education provided by North Oxfordshire Academy within walking distance and the Warriner School (Bloxham). For private schooling Tudor Hall (girls), Bloxham (co-ed), Kings High (girls), Warwick (boys) and Stratford Grammar. Preparatory schools in the area include St John's Priory, Carrdus (Overthorpe), Winchester House (Brackley) and Beachborough (Westbury). Leisure activities in the area include golf at Tadmarton and Brailes, theatres at Stratford-upon-Avon and Oxford, motor racing at Silverstone and horse racing at Warwick and Stratford-upon-Avon.

#### Directions

From Banbury head in north westerly direction via the Stratford Road and continue for approximately half of a mile into the village of Drayton. Metcalf Close will be found as the second turn on your right and the property will be seen on your right after approximately 200 yards.

#### Services

All mains services connected with the exception of gas. Oil fired central heating. EPC rating E.

#### Local Authority

Cherwell District Council. Tax band E.

#### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

**Asking Price: £585,000**

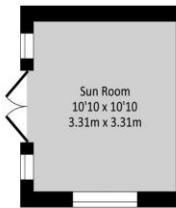


# Total Approx. Floor Area 2393 Sq.Ft. (222.3 Sq.M.)

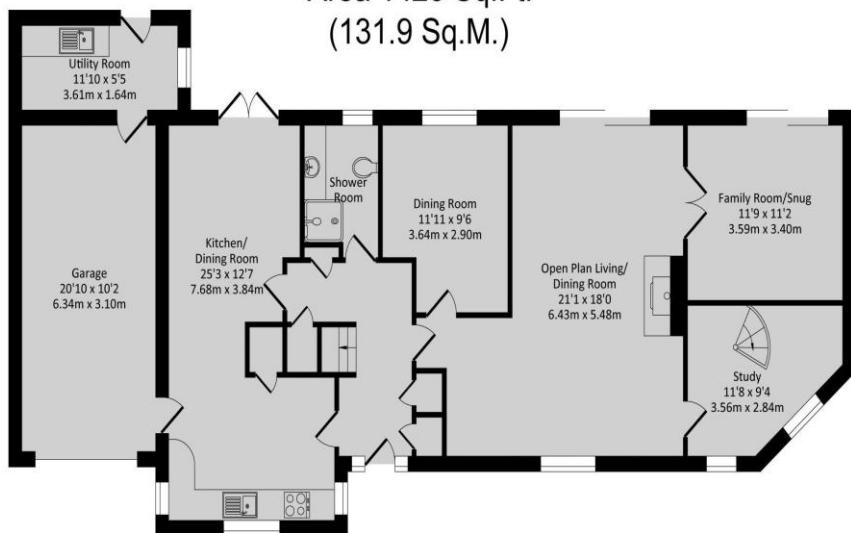
All items illustrated on this plan are included in the "Total Approx Floor Area"

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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

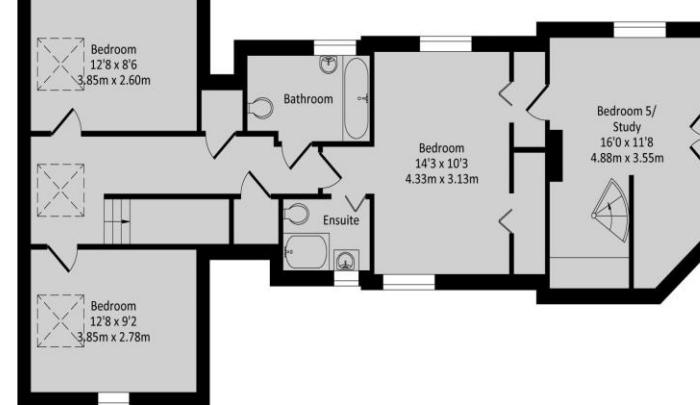
Outbuilding  
Approx. Floor  
Area 118 Sq.Ft.  
(11.0 Sq.M.)



Ground Floor  
Approx. Floor  
Area 1420 Sq.Ft.  
(131.9 Sq.M.)



First Floor  
Approx. Floor  
Area 855 Sq.Ft.  
(79.40 Sq.M.)



**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.

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