



1, POUND CLOSE, YARNTON

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1, Pound Close, Yarnton, OX5 1QG

Freehold

- Substantial 5 bedroom detached family home
- Sought after village location with excellent links to Oxford City
- Two reception rooms
- South-west facing garden
- Awaiting EPC grade
- Reconfigured and much improved by current owners
- Kitchen/Dining room
- Fully sound proofed music room plus ground floor office
- Ample driveway parking

A proudly positioned and extensively redesigned five bedroom detached family home of impressive proportions situated in a quiet cul-de-sac within the popular village location of Yarnton. Occupying over 2700 sq ft, the current owners have worked to maximise the senses of space and flexibility, creating a series of light, interconnecting rooms that lend themselves beautifully to family life.

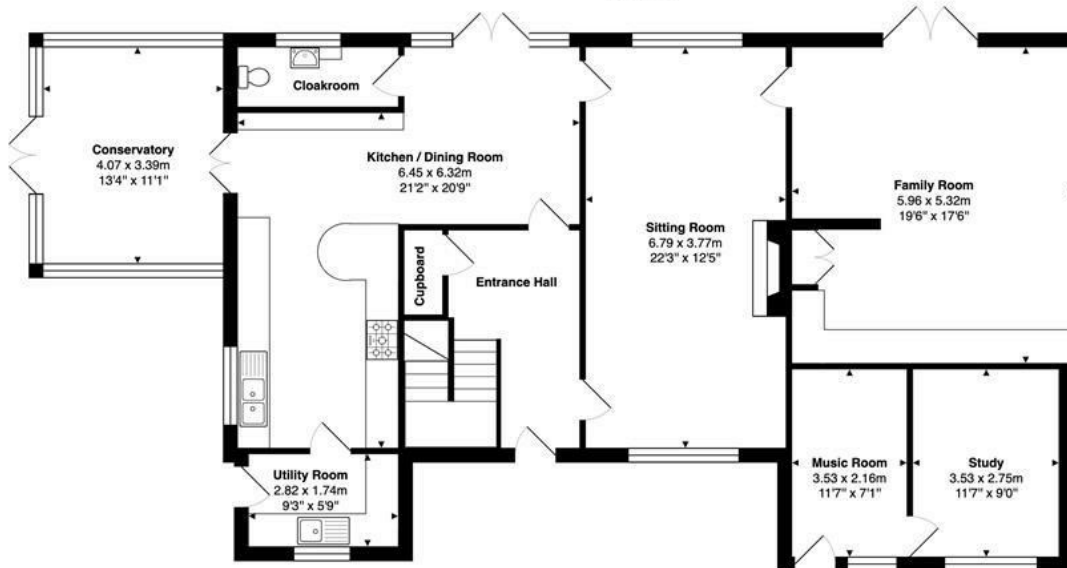
Entry is via the large central hallway which opens right to the voluminous, dual aspect primary reception room with fireplace and wood burner that form a homely focal point. At the heart of the property is an impressive L-shaped kitchen/dining room. Glazed French doors and full height windows frame the outside space, allowing a wonderful flow of natural light to bathe the home's neutral interiors. The well equipped kitchen offers the ideal space for entertaining and provides access to the cloakroom and utility room. The ground floor further extends to a highly versatile family/ craft room, a fully sound proofed music room, office and a conservatory which is located at the south side of the property.

On the first floor there is a family bathroom, separate shower room and five double bedrooms including the Master bedroom with en-suite facilities and dressing room.

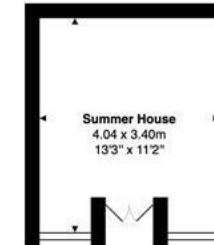
Externally, a fully enclosed and mature garden wraps around the rear and side of the property. Beautifully maintained by the present owners, the garden is mainly laid to lawn with an array of raised beds, entertaining areas and a summer house. Driveway parking for several vehicles is available at the front of the property.



First Floor



Ground Floor



Outbuilding

Approximate Gross Internal Area

Main House 257.5 m² / 2771 ft²
 Garage 12.7 m² / 136 ft²
 Total 270 m² / 2909 ft²

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 mis-statement. This plan is for illustrative purpose only and should be used as such.
 Drawn by E8 Property Services. www.e8ps.co.uk







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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Yarnton

Is a large and characterful village located approximately four miles from Oxford City Centre and benefiting from good local amenities including a church, primary school, village hall, two public houses, doctors surgery, petrol station/post office/shop and the popular Yarnton Nurseries which sells a vast range of goods including clothes and gifts as well as providing a restaurant and antique centre.

Services

UTILITIES: Connected to mains services

COUNCIL TAX BAND: G

TENURE: Freehold

Local Authority:

Council Tax Band:

These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.



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