



2 St Marys Road, Adderbury, Banbury, Oxon OX17 3HE
£585,000 Freehold

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





An individual versatile detached property enjoying favoured cul-de-sac location on the edge of this sought after village.

Entrance hall | Cloakroom/WC | Kitchen/breakfast room | Living room | Former dining room/ground floor bedroom | Further ground floor bedroom with en-suite | Master bedroom with dressing area to first floor | Bathroom | Enclosed rear garden | Garden to side | Substantial driveway

Offered in good decorative order throughout, an impressive three/four bedroom detached chalet bungalow located in this sought after well served village approximately 4 miles south of Banbury. The property is complemented by a private rear garden and occupies a generous size plot.

Ground Floor

Recessed porch.
Front door.

Entrance hall: Stairs rising to first floor. Understairs storage cupboard. Further store cupboard.

Cloakroom: Low level WC and wall hung handbasin. Tiling to splashback areas. Extractor.

Kitchen/breakfast room: Bowl and a half stainless steel inset sink unit and drainer. Comprehensive range of contemporary Shaker style wall and base units. Ample work surfaces. Space for fridge/freezer. Free space and plumbing for washing machine. Integrated dishwasher. Integrated Bosch induction hob with extractor over. Integrated Bosch double oven and grill. Cupboard housing Ideal gas combination boiler for domestic hot water and central heating. Windows overlooking garden. Door to side aspect. Recessed spotlights. Door through to living room.

Living room: Double glazed sliding patio doors giving access to garden.

From the hallway door to **bedroom four/dining room** (currently used as a study). Double glazed window to front. Radiator.

Bedroom three: Double bedroom to front aspect. Sliding door giving access to en-suite.

En-suite: Double width shower cubicle with thermostatic shower, low level WC and pedestal handbasin. Double glazed window to side aspect.

First Floor

Landing: Skylight window. Velux window to front.

Master bedroom: Generous double bedroom with window to rear. Fitted wardrobe. Walkway through to dressing area with semi-vaulted ceiling. Window to front, Velux window to side.

Bedroom two: Dual aspect generous bedroom with Velux window to front. Window to rear.

Bathroom: Panel bath, fully tiled separate shower cubicle, handbasin with inset vanity unit and low level WC. Heated towel rail. Extractor. Window to rear.

Outside

Rear garden: Enclosed by fencing and hedgerow giving a good degree of privacy. Patio area. Areas laid to lawn. Raised flower beds. Raised decking area. Useful timber built log store. Outside tap. The garden average measurement of 40 ft x 30 ft.

To the side of the property is an area laid to shingle. Hardstanding for shed. Access front to back via gate.

Front: Enclosed by fencing and brick walling providing off road parking for several vehicles. Electric cable installed in readiness for electric gate. Driveway leads to a single garage.

Single garage: Up and over door. Light and power connected. Door to rear. EV car charger unit installed.

Agents Note

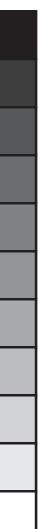
Laminate flooring throughout the ground floor.
Windows are double glazed.
Gas central heating.

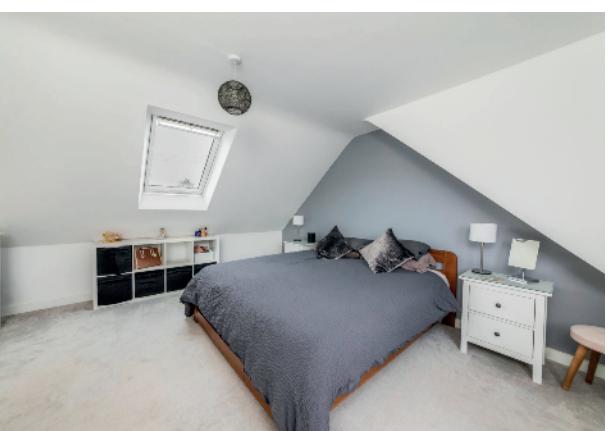
Adderbury

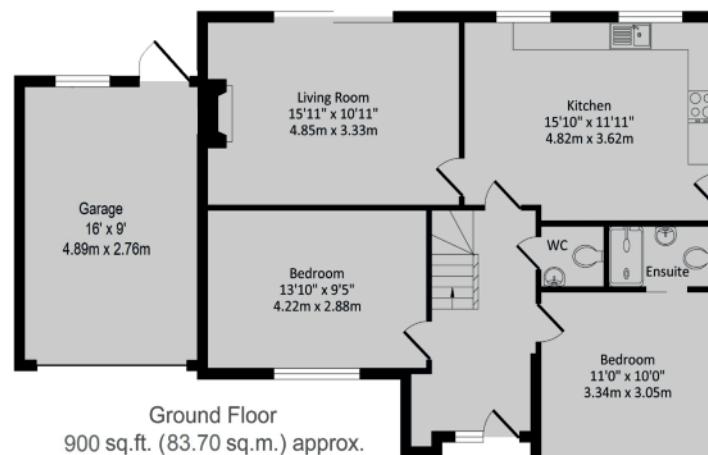
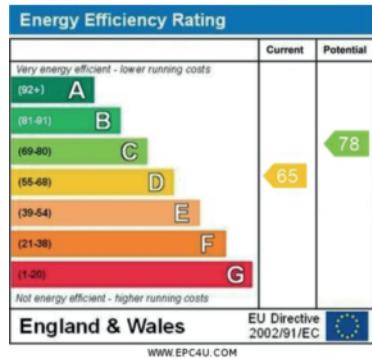
The popular village of Adderbury to the South of Banbury offers a range of amenities including public houses, primary school and a tennis and squash club. Warriner secondary school can be found in the nearby village of Bloxham. Further amenities can be found in Banbury with access to Junction 11 M40 and railway station.

Services: All **Council Tax Banding:** D
Authority: Cherwell District Council

Directions: From Banbury Cross proceed south along South Bar and onto the Oxford Road heading out of Banbury for approximately three miles. Upon entering Adderbury, take the first right turn into Berry Hill Road and continue to the end of the road. Take the first left turn into St Mary's Road.







TOTAL APPROX. FLOOR AREA 1359 sq.ft. (126.20 sq.m.) approx.

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 and no responsibility is taken for any error, omission, or mis-statement. 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.

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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