



Little Shotover, Horn Hill Road
Adderbury, OX17 3EU



ROUND & JACKSON
ESTATE AGENTS





A spacious stone-built, three-bedroom detached bungalow with garage, tucked away at the end of a private road serving just two properties, in the highly sought-after village of Adderbury.

The property

Situated at the end of a private road serving just two properties, this attractive stone-built, three-bedroom detached bungalow enjoys an exceptionally peaceful position in the highly sought-after village of Adderbury. Offering spacious and well-proportioned accommodation throughout, together with a completely private, south-facing rear garden, generous front garden and ample driveway parking, this is a wonderful home in a particularly quiet part of the village. The accommodation is entered via a spacious central hallway, which provides access to all principal rooms and benefits from a wealth of built-in storage cupboards, including a useful utility cupboard. The generous sitting room is a bright and welcoming space, while the well-appointed kitchen/breakfast room offers plenty of room for everyday dining. There are three exceptionally spacious double bedrooms, with the principal bedroom enjoying the advantage of a large en suite bathroom. The remaining bedrooms are served by a well-appointed family shower room. Outside, the property is equally impressive. To the rear is a delightful south-facing lawned garden offering a high degree of privacy, creating a peaceful setting for relaxing or entertaining. To the front, a large lawned garden enhances the property's attractive kerb appeal, whilst the driveway provides parking for several vehicles and leads to a single garage.



We have prepared a floor plan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A generous and very welcoming entrance hallway with doors leading to all principal rooms. There are three useful built-in cupboards, including a utility cupboard, together with glazed doors opening onto the rear garden. A loft hatch provides access to the roof space, which is partially boarded and benefits from a fitted loft ladder and lighting.

Built-in Cupboards

Cupboard One Fitted with a sink and drainer, cupboards, shelving and tiled flooring. Cupboard Two (Utility Cupboard) Providing space and plumbing for a washing machine and tumble dryer, with tiled flooring and shelving. Cupboard Three Fitted with a hanging rail and providing additional storage space.

Sitting Room

A superb and exceptionally spacious reception room featuring a window to the front aspect and French doors opening onto the rear garden. A central fireplace with a gas log-effect fire creates an attractive focal point.

Kitchen/Breakfast Room

Fitted with a range of shaker-style cabinets with work surfaces over and tiled splash backs. Integrated appliances include an oven and grill, four-ring gas hob with extractor hood above, together with an inset one-and-a-half bowl sink and drainer. There is tiled flooring, a window overlooking the rear garden, space for a fridge-freezer and room for a breakfast table and chairs.

Bedroom One

An impressive principal bedroom suite enjoying a pleasant outlook over the rear garden. The room benefits from fitted wardrobes and drawer units, a window to the side aspect and French doors opening directly onto the garden.

En-Suite Bathroom

A particularly spacious en suite fitted with a white suite comprising a panelled bath, separate shower cubicle, W.C and wash hand basin set within a vanity unit. There is attractive wall panelling, tiled splash backs, tiled flooring, a window to the side aspect and two heated towel rails.

Bedroom Two

A very spacious double bedroom with a window to the side aspect.



Bedroom Three

Currently used as a dining room, this is another generous double bedroom with windows to two aspects, creating a bright and versatile living space.

Family Shower Room

A well-appointed shower room fitted with a white suite comprising a shower cubicle, W.C and wash hand basin with vanity storage beneath. The room features attractive floor-to-ceiling tiling, a heated towel rail, a window to the side aspect and a built-in cupboard housing the Worcester gas-fired boiler.

Garage

A single garage with power and lighting, a window overlooking the rear garden and an up-and-over door to the driveway. Adjoining the garage is a useful stone-built storage shed.

Outside

To the rear of the property is a delightful, completely private lawned garden offering a peaceful setting. Quality paved terraces surround the property and are complemented by well-stocked flower and shrub borders, mature planting and attractive exposed stone walling. Gated access is provided to both sides of the property. Further features include a timber summer house, an additional timber garden shed and an outside tap.

To the front, a tarmac driveway provides off-road parking for up to four vehicles and leads to the single garage. The front garden is laid principally to lawn with established hedging and well-planted borders, creating an attractive approach to the property.

Situation

Adderbury is a particularly sought after village just south of the market town of Banbury, comprising a selection of large ironstone houses and thatched cottages. Excellent local facilities include a hairdresser, post office, library, village store, a coffee shop, a number of public houses and a fine fourteenth century church. The nearby market town of Banbury offers retail, sporting and leisure facilities. Local education includes a primary school in the village and the Warriner Comprehensive in Bloxham. Prep schools are St Johns Priory (Banbury) and Carrdus (Overthorpe). Independent schools; Bloxham (Co-ed), Tudor Hall (girls) and Sibford (Co-ed) private schools. There are two private bus services, one for Warwick School and another for Oxford schools. M40 Motorway connections at Junction 11 (Banbury) for the north and Junction 10 (Ardley) for the south. Regular train services from Banbury to London (Marylebone from 56 minutes). Sporting and leisure activities include an squash and tennis club in Adderbury itself; golf on the edge of the village and at Tadmerton Heath, horse racing at Warwick, Stratford and Towcester, motor racing at Silverstone, Bannatyne's Health Club in Bodicote, RSC in Stratford-upon-Avon and a multitude of cultural activities in Oxford. Soho Farmhouse is a private members country club located just 8 miles distance in Great Tew.



Directions

From Banbury proceed in a southerly direction via the Oxford Road (A4260). After approximately 2.5 miles Adderbury will be reached. Having travelled through the traffic lights on the edge of the village take the first right hand into High Street, follow the road passing the Church on your left and down the hill into Water Lane. Water Lane becomes Cross Hill Road and then take the left hand bend into Colin Butler Green. Continue along this road until you see the oak tree at the junction. The turning for Little Shotover is on the left hand side around 50 yards before you reach the oak tree. There is a wooden garage for a neighbouring property, turn up this road and then bear left and follow the narrow private road to the end.

Services

All mains services connected. The gas fired boiler is located in the shower room.

Local Authority

Cherwell District Council. Tax Band D.

Viewings

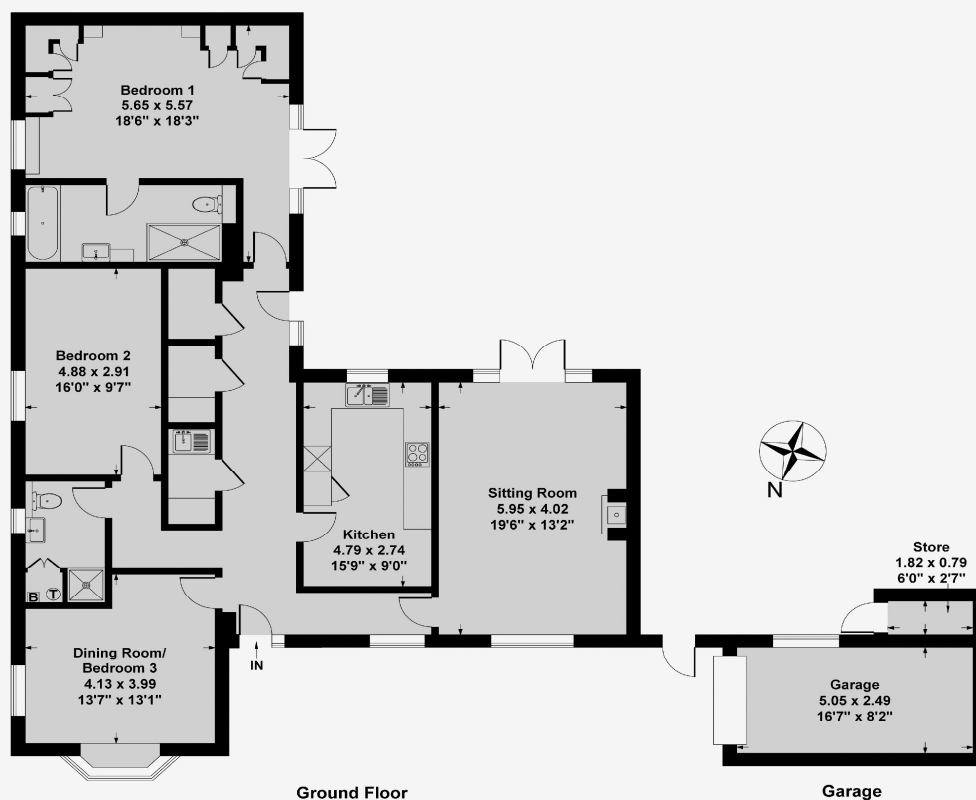
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £675,000





Ground Floor Approx Area = 135.84 sq m / 1462 sq ft
Garage Approx Area = 14.55 sq m / 157 sq ft
Total Area = 150.39 sq m / 1619 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	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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