



Pebsham Cottage, Aynho Road
Banbury, Oxon, OX17 3NL



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented and lovingly restored four bedroom Grade II listed period cottage tucked away within this sought after village.

The Property

Pebsham Cottage is a characterful period home, believed to date back to 1730 which has been very much improved and updated to provide period charm combined with modern comforts. The property is constructed of local horton stone with a traditional thatch roof and character features throughout including beams, window seats, exposed floorboards and ledge and brace doors. The majority of the windows have been thoughtfully replaced with double glazed casement units and a modern heating system has been installed. The accommodation is arranged over three floors and includes a spacious open plan kitchen/dining room, sitting room, utility room and cloakroom, three double bedrooms, a fourth single bedroom and a family bathroom. The property occupies a quiet position, set back from the road with a well maintained enclosed garden.

Entrance Porch

A recessed porch with a double glazed and timber door to;



Dining Room

With natural stone floor tiles, a window to the front with window seat under, exposed ceiling beams, recessed lighting, radiator, door to staircase rising to the first floor, ledge and brace door to sitting room and open access to;

Kitchen

Fitted with a range of white fronted wall and floor cabinets with oak work surfaces and metro style tiled splashbacks. Space for a range cooker and space for kitchen appliances, large sink unit set under double glazed window with deep sill overlooking the garden. Upright bisque style radiator, recessed lighting, natural stone flooring continuing from the dining room, ledge and brace door to;

Utility Room

Fitted with a floor cabinet with a sink unit and plumbing for a washing machine, wall cabinet, metro style tiled splashback. Stable style double glazed and timber door to garden, velux style roof light, extractor fan, exposed stonework, natural stone flooring, recessed lighting, ledge and brace door to;

Cloakroom

Fitted with a smart modern W.C. and basin with metro style splashback. Natural stone flooring, recessed lighting, extractor fan, radiator.

Sitting Room

A characterful reception room with exposed stonework, a double glazed window to the front with window seat under, exposed beams, feature fireplace, window to rear, radiator, wall lights and natural stone flooring.

First Floor Landing

Natural carpet floor covering, radiator, stairs rising to the second floor, ledge and brace doors to;

Bedroom

A large double bedroom with exposed stonework, double glazed window to the front, wall lights, recessed wardrobe, skirting boards, radiator.

Bathroom

Beautifully re-fitted with a traditional style suite comprising a bath with a shower attachment over, basin and W.C. Part panelled walls and exposed stonework, double glazed window to the front, heated towel radiator, cupboard housing modern combi boiler.

Bedroom

A double bedroom with double glazed window to the side, exposed stonework, radiator, built in storage cupboard, desk and drawers.



Second Floor Landing

Exposed floorboards, double glazed window to the side, exposed beams, wall light, radiator, ledge and brace doors to;

Bedroom

A large double bedroom with exposed floorboards and beams, high ceilings and a ladder to a loft area. Double glazed window to the front, radiator, skirting boards.

Bedroom

A single bedroom with exposed floorboards, double glazed window to the front, exposed beams, radiator.

Garden

The property is accessed via a private footpath from the neighbouring house and leads to an enclosed and attractive garden. The garden has been well planned and maintained featuring a patio area, lawn, two decking areas, stone walling, and raised flower beds. There is a useful garden store ideal multiple bike storage.

Situation

The village of Adderbury has many amenities including a hairdressers, public houses a short walk away, tennis club, parish church and bus service. There is also an excellent primary school within walking distance of the property and the village is within the catchment area for the Warriner secondary school at Bloxham.



Directions

From Banbury Cross proceed in a southerly direction on South Bar and then straight ahead on the A361 Oxford Road. Follow this road out of Banbury continuing for approximately 2 miles into the village of Adderbury. Turn left at the crossroads where signed for Aynho on the B4100. Continue for approximately 0.4 miles where the property can be found on the right hand side set back from the road beyond High House.

Services

All mains services connected. The boiler is situated in the bathroom.

Local Authority

Cherwell District Council. Tax Band D.

Viewings

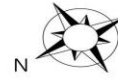
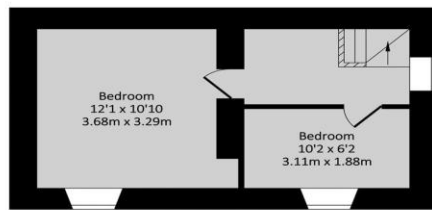
Strictly by prior arrangement with Round & Jackson.

Tenure

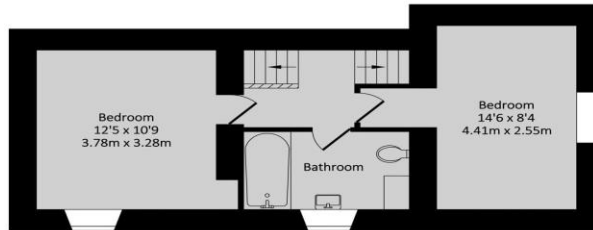
A freehold property.

Asking Price: £475,000

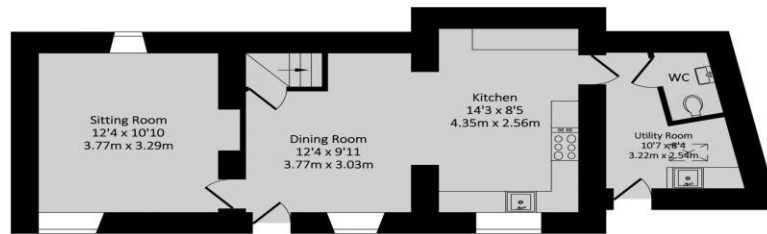




Second Floor
Approx. Floor
Area 277 Sq.Ft.
(25.71 Sq.M.)

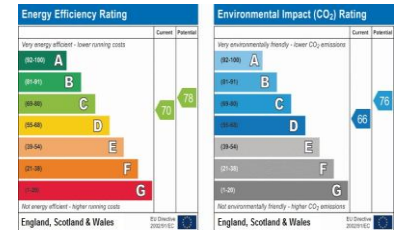


First Floor
Approx. Floor
Area 417 Sq.Ft.
(38.73 Sq.M.)



Ground Floor
Approx. Floor
Area 510 Sq.Ft.
(47.39 Sq.M.)

Total Approx. Floor Area 1204 Sq.Ft. (111.83 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"



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