



24 Henge Close
Adderbury, OX17 3GA



ROUND & JACKSON
ESTATE AGENTS





A well-presented three-bedroom detached family home, tucked away in a quiet cul-de-sac within the highly sought-after village of Adderbury. The property boasts a larger-than-average south-facing garden, perfect for outdoor entertaining and family living. Further benefits include a single garage and driveway parking, offering both convenience and practicality.

The property

24 Henge Close, Adderbury is situated within a quiet cul-de-sac in the highly desirable village of Adderbury, this attractive three-bedroom detached family home forms part of a select development of just 35 properties, offering a peaceful and exclusive setting ideal for modern family living. The accommodation is thoughtfully arranged over two floors. On entering the property, a spacious and welcoming hallway provides access to the principal ground floor rooms. The sitting room offers a comfortable and inviting space for relaxation, while the kitchen/diner spans the rear of the property, creating a sociable hub perfect for both everyday family life and entertaining. A convenient cloakroom/WC completes the ground floor. To the first floor, a central landing leads to three well-proportioned bedrooms. The main bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property truly excels, boasting a larger-than-average south-facing rear garden, predominantly laid to lawn, providing an excellent space for outdoor enjoyment, gardening, or entertaining. To the front and side, there is a good-sized single garage along with driveway parking for two vehicles. This appealing home combines a tranquil cul-de-sac position with a sought-after village location, making it an excellent choice for families and those seeking a balance of comfort, space, and community living. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious hallway with doors leading to all ground floor rooms and stairs rising to the first floor. High-quality Amtico flooring is fitted throughout.

Sitting Room

A spacious sitting room with windows to the front aspect and French doors leading into the garden. A very bright and airy room with fitted blinds.

Cloakroom/W.C

Fitted with a white suite comprising a toilet and hand basin, complemented by attractive tiling. The Amtico flooring from the hallway continues throughout.

Kitchen/Diner

A good-sized open plan kitchen/diner which is very bright and airy, featuring a window to the front aspect and French doors leading into the garden, both with fitted blinds. The kitchen is fitted with a range of light grey cabinets with granite worktops and upstands. Integrated appliances include a double oven, four-ring gas hob with extractor hood, dishwasher, and fridge-freezer. There is an inset sink and drainer, and the Amtico flooring continues throughout. Additional features include a built-in cupboard beneath the stairs, a further cupboard housing the Potterton gas-fired boiler, and space and plumbing for a washing machine. The dining area provides ample space for a table and chairs.

First Floor Landing

A spacious landing with a window to the rear aspect and doors leading to all first floor rooms. There is a built-in cupboard housing the hot water tank with shelving, and a loft hatch providing access to the roof space (loft is unboarded, with no light or ladder).

Bedroom One

A spacious double bedroom with a window to the front aspect, fitted mirror-fronted wardrobes, and a door leading into the en suite. The en-suite is fitted with a white suite comprising a large shower cubicle, toilet, and washbasin with vanity storage beneath. There are attractive tiled splashbacks, tiled flooring, a heated towel rail, and a window to the front aspect.



Bedroom Two

A large double bedroom with a window to the front aspect and plenty of space for wardrobes and additional furniture.

Bedroom Three

A single bedroom with a window to the rear aspect, with space for a wardrobe and desk.

Family Bathroom

Fitted with a white suite comprising a panelled bath, toilet, and wash basin with vanity storage beneath, as well as a separate shower cubicle. There are attractive tiled splash backs, tiled flooring, a heated towel rail, and a window to the rear aspect.

Garage

A good-sized single garage with power and lighting. There is an up-and-over door leading onto the driveway and a glazed pedestrian door providing access to the rear garden.

Outside

To the rear of the property is a very large south-facing garden, mainly laid to lawn with a paved patio adjoining the house. An outside tap is fitted, and there is gated access to the driveway, as well as a pedestrian door into the garage. A further area to the side of the property offers useful storage space.

To the front, there is a paved pathway with established plant beds leading to a canopy porch. To the side, a block-paved driveway provides parking for two vehicles and gated access to the rear garden.

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 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 excellent squash and tennis club in Adderbury itself; golf on the edge of the village and at Tadmarton Heath, horse racing at Warwick, Stratford and Towcester, motor racing at Silverstone, Bannatynes Health Club in Bodicote, RSC in Stratford-upon-Avon and a multitude of cultural activities in Oxford.

Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). After approximately 2.5 miles Adderbury will be reached. Having travelled over the traffic lights on the edge of the village take the first right hand turning to the village green. Keep on this main street through the village passing the Pump House garage on New Street and continue as the road bears around to the left the turn right as the road splits onto the Milton Road. Take the first right hand turn into Henge Close, follow the road to the right, where the property can be found on your right hand side.

Services

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

Local Authority

Cherwell District Council. Tax band E.

Viewing Arrangements

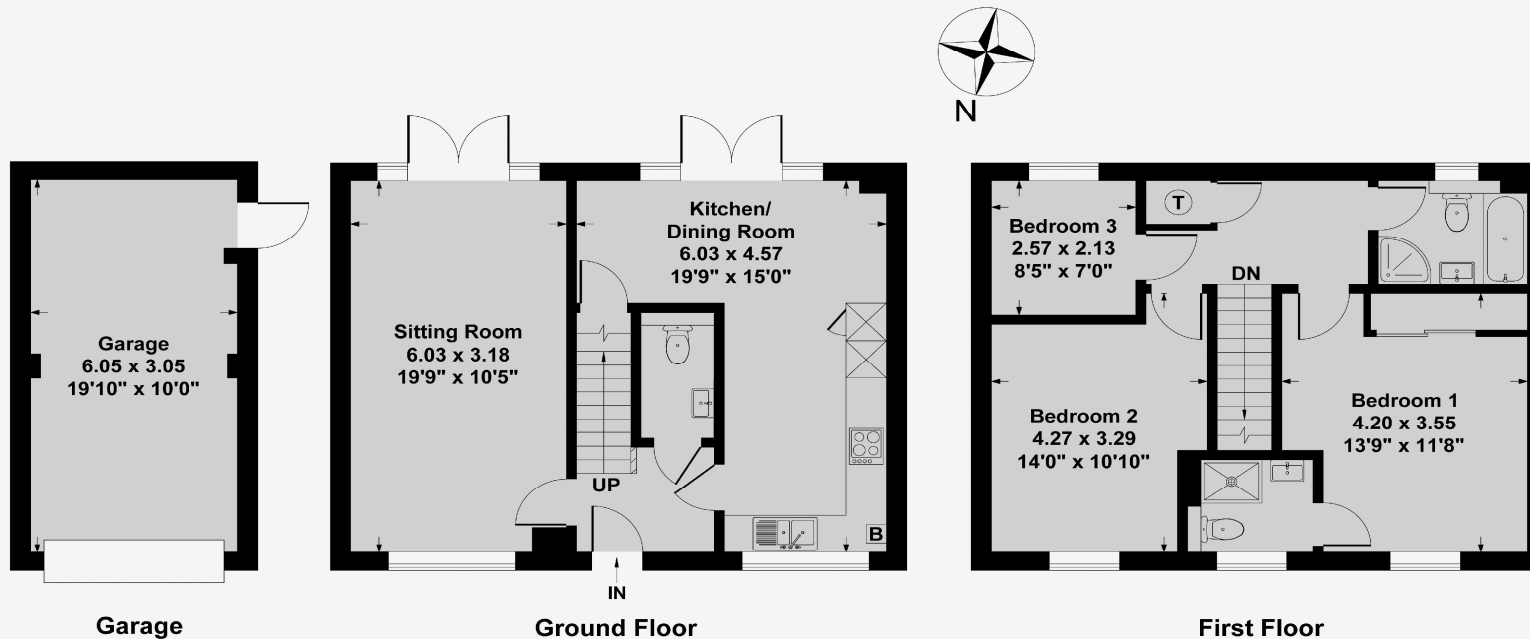
By prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £475,000





Garage
Ground Floor
First Floor

Ground Floor Approx Area = 47.63 sq m / 513 sq ft
First Floor Approx Area = 47.63 sq m / 513 sq ft
Garage Approx Area = 18.45 sq m / 199 sq ft
Total Area = 113.71 sq m / 1225 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		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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