



The Willows, Main Road, Upper Tadmarton
Banbury, Oxon, OX15 5SL



ROUND & JACKSON
ESTATE AGENTS





A well presented and individual detached bungalow situated on an elevated plot with great potential to extend, large gardens and beautiful countryside views to the front and rear.

The property

The Willows, Tadmarton is a well presented three bedroom detached bungalow which is pleasantly located in an elevated position within the village with far reaching countryside views to the front and rear. There is good potential to extend as the property sits on a generous sized plot with a driveway, integral garage and lawned gardens to the front, side and rear. The Bungalow comprises a central hallway, a dual aspect sitting room, a modern kitchen/dining room, a master bedroom with fitted wardrobes and en-suite cloakroom, two further bedrooms and a family bathroom. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Hallway

A large central hall with door to all accommodation.

Sitting Room

A spacious reception room with a window to the front with pleasant outlooks, a window to the side, a fireplace with wood burning stove and ample space for lounge furniture.

Kitchen/Dining Room

A fitted modern kitchen with space for a dining table and chairs, a window to the rear and a door to the utility room. There are a range of fitted base cabinets and drawers with work surfaces over and a spacious pantry and airing cupboard. Inset sink and drainer, space for a cooker and space for a fridge-freezer.

Rear Porch

A useful addition that can be accessed from the kitchen with space for a washing machine and tumble dryer. Door to rear garden.

Bedroom One

A double room with fitted wardrobes and a window to the rear with pleasant outlooks. There is also an en-suite cloakroom with a low level W.C. and a wash hand basin.

Bedroom Two

A double room with a window to the front.

Bedroom Three

A good sized single room which could be used as a dining room or study. Window to the front aspect.

Bathroom

Fitted with a panelled bath, a wash hand basin and low level W.C. Tiling to walls, heated towel rail, window to rear aspect.

Outside

The property is pleasantly set back from the road and has a large front driveway and a tiered lawned garden which extends to the side. To the rear there is a private garden which extends to the side and backs on to open countryside. Predominantly laid to lawn, with well stocked flower and plant borders and a paved patio which adjoins the house. A large shed and greenhouse will remain as part of the sale.



Situation

Tadmarton is situated due west of Banbury. It has an active community centering around the village hall and public house/cafe which offer clubs and activities including childrens clubs. There are 2 golf courses nearby (Tadmarton and Rye Hill). Local schooling will be in the nearby villages of Sibford and Bloxham. The closest primary and secondary schools are just a 5 minute drive away in Bloxham. Bloxham has a post office, doctors surgery, a dentist and a garden centre along with a coffee shop and public houses. The market town of Banbury offers a larger range of shopping and recreational facilities together with junction 11 of the M40 motorway and the main line railway to London Marylebone in under an hour. Soho Farmhouse is within easy reach being just 7 miles from the village.

Directions

From Banbury proceed in a westerly direction towards Shipton-on-Stour (B4035). Travel through the village of Broughton and continue to Tadmarton. The property will be seen on your left hand side after a short distance.

Services

All mains services connected with the exception of gas. Oil fired central heating.

Local Authority

Cherwell District Council. Tax band D.

Viewing

Strictly by prior arrangement with Round & Jackson.

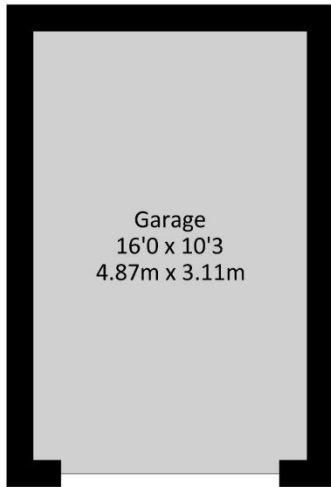
Tenure

A freehold property.

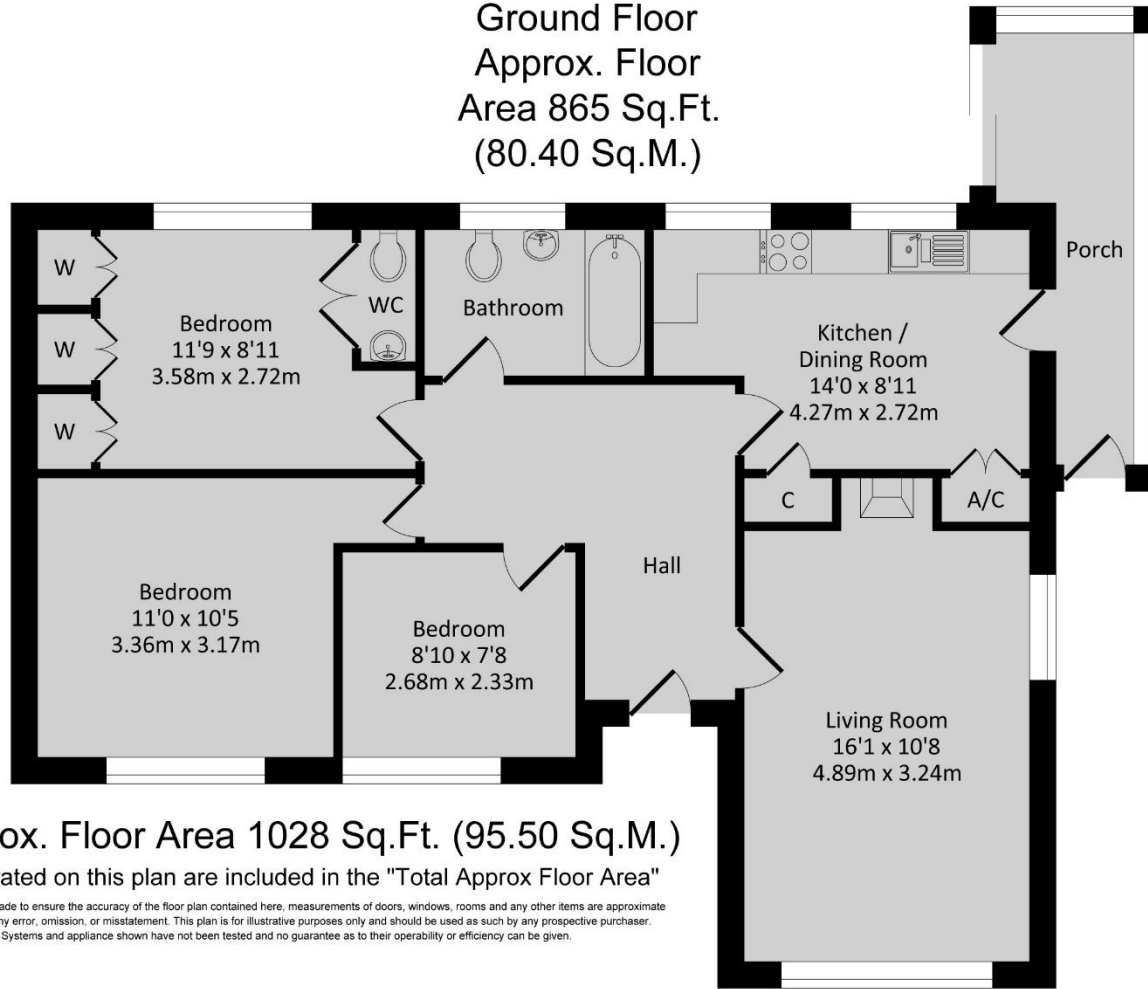
Asking Price- £400,000.



Garage
Approx. Floor
Area 163 Sq.Ft.
(15.10 Sq.M.)



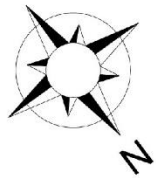
Ground Floor
Approx. Floor
Area 865 Sq.Ft.
(80.40 Sq.M.)



Total Approx. Floor Area 1028 Sq.Ft. (95.50 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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