



Trelawny, 11 Uplands Rise

Little Bourton, Banbury, Oxon, OX17 1RG



ROUND & JACKSON
ESTATE AGENTS





A spacious, four-bedroom detached bungalow occupying a generous plot with beautiful gardens to the front, rear and side. The property is pleasantly located within a quiet cul-de-sac in this popular village. Available for sale with no onward chain.

The Property

Trelawny, 11 Uplands Rise, Little Bourton is a spacious, four bedroom detached bungalow with a single garage and tandem driveway which is pleasantly located within this quiet cul-de-sac in this sought after village. The living accommodation comprises of an entrance porch, hallway, a large sitting room, four bedrooms, a modern shower room, a kitchen and utility room. A particular feature of the property are the beautiful gardens to the front, side and rear which have well established plants, shrubs, hedges, trees and a cobbled paving area. To the other side of the property there is a cobbled tandem driveway which provides off road parking for several vehicles in front of the single garage.

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

Entrance Hallway

Accessed via a large porch, a central hallway with doors to all accommodation with a large storage cupboard and a separate airing cupboard which houses the hot water cylinder.

Sitting Room

A large reception room with ample space for a range of furniture, dual aspect windows to the front and side and a central fireplace with exposed brickwork.

Kitchen

Fitted with a range of modern eye level cabinets with base units and drawers and work surfaces over. There is an integrated dishwasher, double oven, four ring induction hob with an extractor hood over and one and a half bowl sink and draining board. There is door which leads to the front of the property and door leading into the utility room.

Utility Room

With space and plumbing for a washing machine, a free standing fridge/freezer, a base level cabinet with a work surface over. Window to the side aspect and door leading to the rear garden.

Bedroom One

A large double bedroom with fitted wardrobes and ample space for furniture and a window to the rear aspect.

Bedroom Two

A double bedroom with a built-in single wardrobe and a window to the front aspect.

Bedroom Three

Currently being utilised as a dining room, bedroom three is a double bedroom with a window to the side aspect.

Bedroom Four

A small double bedroom with a window to the side aspect which is currently being used as a study.

Shower Room

Recently re-fitted with a modern white suite comprising a walk in shower cubicle, vanity unit, W.C., heated towel rail and a window to the side aspect.

Garage & Parking

A single garage with power and light connected and double doors to the front and a personal door to the rear which leads to the garden. There is a driveway directly in front which provides parking for three vehicles adjacent to a raised flower bed.



Outside

A particular feature of the property is the beautiful garden which wraps around from the rear, to the right side and front. To the front there is a raised lawned garden area with plants, flower and shrubs which leads to gated side access. The main area of garden is located to the rear and has a sloped lawned area with established hedges and trees to provide a good level of privacy along with plant and shrub borders. There is a cobbled patio seating area adjoining the property which wraps to the side of the bungalow.

Situation

Little Bourton is located approximately three miles to the north of Banbury with easy access to the M40 motorway. In the nearby villages of Great Bourton and Cropredy there are facilities including schooling, inns, village store and post office.

Directions

From Banbury town centre proceed in a northerly direction via the Southam Road. Continue straight ahead at the Tesco's roundabout and also at the next roundabout and then continue for around half a mile until you see the signpost on the right for Little Bourton. Continue along Chapel Lane and take the second turning on the right into Uplands Close where the property will be found immediately on your right hand side.



Services

All mains' services connected with the exception of gas. The oil fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Council tax band D.

Viewings

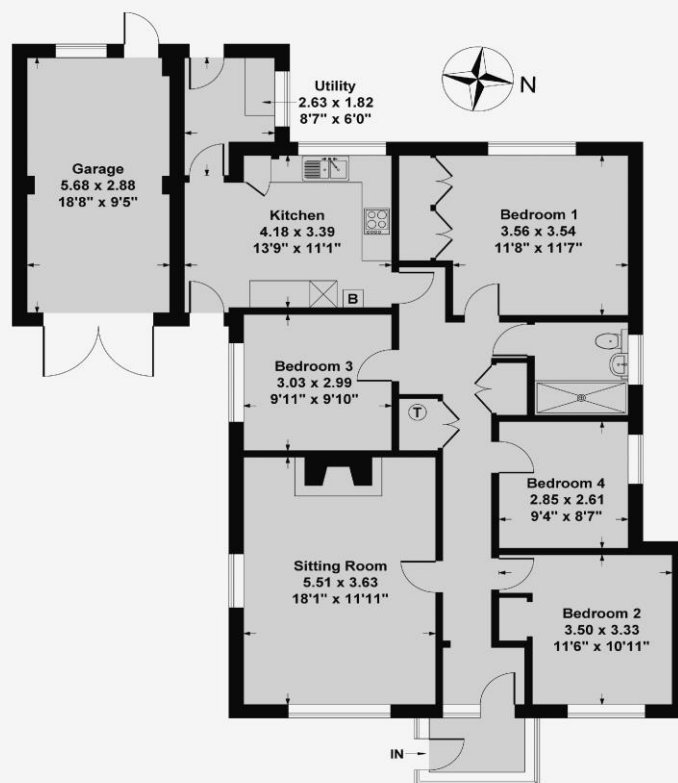
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £450,000



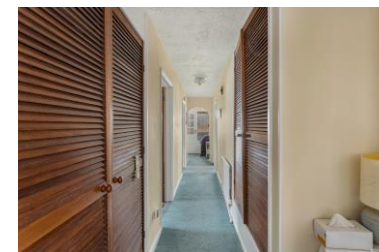


Ground Floor

Ground Floor Approx Area = 108.89 sq m / 1172 sq ft
 Garage Approx Area = 16.35 sq m / 176 sq ft
 Total Area = 125.24 sq m / 1348 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		
55-68	D		
39-54	E	53 E	66 D
21-38	F		
1-20	G		

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