



CHATTEL HOUSE
INTELLIGENT PROPERTY

New Elm, Twyford Gardens. OX17 3JJ



We are pleased to present this impressive and substantial four/five-bedroom detached family home occupying a generous plot within the highly sought-after area of Twyford Gardens near Adderbury. Offering versatile accommodation with three reception rooms, a conservatory, detached double garage, extensive gated parking and a beautifully landscaped rear garden.

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Registered Office: 2 Crossways Business Centre, Bicester Road, Kingswood, Aylesbury, Bucks. HP18 0RA

Investment Property Sales & Purchase

The property

A substantial and highly versatile detached family house, pleasantly situated within the highly sought after area of Twyford near Adderbury.

The ground floor includes a large and welcoming entrance hall, a spacious living room, separate dining room, conservatory, an impressive kitchen/breakfast room, utility room and a study which could also be used as a fifth bedroom with en-suite bathroom.

There is also a ground-floor cloakroom. On the first floor are four well-proportioned bedrooms, including a particularly spacious Master bedroom with an en-suite, together with a family bathroom.

Outside, the house is approached over a large gated driveway providing excellent off-road parking and access to a detached double garage with loft storage. Further double gates open into the rear garden, offering the possibility of additional secure parking if required.

The good-sized rear garden is attractively landscaped and provides a pleasant setting for the house.



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Entrance Hallway

A spacious and welcoming central entrance hall providing access to the principal ground-floor rooms. Stairs rise to the first-floor landing, with useful space for coats and everyday storage.

Shower Room

Conveniently situated off the entrance hall and fitted with a WC, wash hand basin and a shower cubicle. There is also a door leading into the study/bedroom five.

Sitting Room

A particularly generous main reception room with an open fireplace, ample space for a variety of seating and furniture and enjoys an outlook over the garden.

Dining Room

A large separate dining room with excellent space for family dining and entertaining, with double doors opening into the kitchen/breakfast room and double doors to the garden.

Conservatory

A valuable additional reception space overlooking and opening onto the rear garden and is well suited for use as a family room, garden room or informal sitting area.

Kitchen/Breakfast Room

The spacious kitchen and breakfast room forms an excellent everyday hub for the household. It provides extensive space for kitchen storage and preparation areas, together with plenty of room for a breakfast table. Doors connect the room to the dining room, conservatory and utility room.

Utility Room

A separate and practical utility room positioned beside the kitchen, providing additional space for laundry appliances and household storage. It also has independent access to the outside.

Study/Bedroom Five

A versatile ground-floor room measuring approximately 11'9" x 9'0". Ideally suited for use as a home office, study, playroom or occasional fifth bedroom.

First Floor Landing

A spacious central landing providing access to all four bedrooms and the family bathroom. There is also a useful airing cupboard.

Master Bedroom

A particularly spacious principal double bedroom providing ample space for bedroom furniture and benefits from fitted wardrobe space and its own en-suite shower room.

Bedroom Two

A further well-proportioned double bedroom overlooking the rear of the property.

Bedroom Three

A generous double bedroom positioned to the front of the property and offering plenty of space for freestanding bedroom furniture.

Bedroom Four

A good-sized bedroom with a large store cupboard, which would make an excellent child's bedroom, guest room or additional home office.

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Family Bathroom

Serving the remaining bedrooms and beautifully fitted with a panelled bath, a WC and wash hand basin. Attractive tiled flooring, heated towel rail.

Garage

A substantial detached double garage positioned beside the house and approached from the gated driveway. It provides secure parking and excellent storage or workshop space. Above the garage is a useful loft room which offers considerable potential.

Viewing Arrangements

Strictly by prior arrangement with Chattel House.

Tenure

A freehold property.

Situation

Twyford forms a peaceful and attractive part of the highly sought-after village of Adderbury, offering a pleasant residential setting while remaining within easy reach of the village's excellent range of amenities. These include a convenience store, hairdressers, coffee shop, tennis club, parish church and several popular public houses, including The Red Lion, which is only a short walk from the property. Adderbury also has a well-regarded primary school within walking distance, while secondary schooling is available at The Warriner School in nearby Bloxham, subject to the usual admissions criteria. Regular bus services operate through the village, and Banbury is approximately two miles away, providing more extensive shopping, leisure and transport facilities, including a mainline railway station with services to London Marylebone.

Driving and Parking

The property is approached through gates onto a large private driveway providing ample off-road parking and access to the detached double garage. A second set of double gates opens into the rear garden, allowing secure vehicle access and offering the potential to create further parking or hardstanding if required, subject to any necessary consents.

Garden

The property enjoys a good-sized and pleasantly landscaped rear garden, providing an attractive and private setting for the house. It offers plenty of space for outdoor seating, family recreation and entertaining, with established planting adding colour and interest. Gated access connects the garden to the driveway and garage.

Directions

From Banbury proceed in a southerly direction toward Oxford (A4260) and continue for approx. two miles. Enter Twyford where the property will be found on your left hand side having just passed the turn for Kings Sutton.

Services: All mains services are connected.

Local Authority: Cherwell District Council.

Council tax band: F



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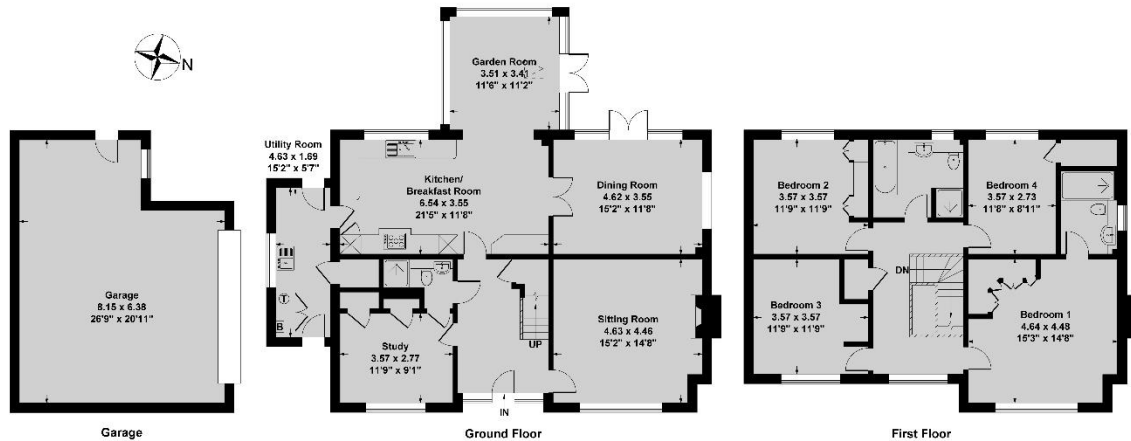


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor Approx Area = 112.83 sq m / 1215 sq ft
 First Floor Approx Area = 86.02 sq m / 926 sq ft
 Garage Approx Area = 46.30 sq m / 498 sq ft
 Total Area = 245.15 sq m / 2639 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, then professional verification should be sought. These particulars do not constitute part, or all of, an offer or contract and are not to be relied upon as statement of representation or fact. Chattel House have not carried out a structural survey and the services, appliances, equipment, fixtures and fittings have not been tested and no guarantees as to their operating ability or efficiency are given. The measurements and floorplans supplied are for general guidance only and are not to scale. All dimensions and compass positions are approximate and for guidance only and should not be relied upon. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

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