



Connells

Vera Wood Close
Adderbury Banbury

Vera Wood Close Adderbury Banbury OX17 3FX

for sale offers in excess of
£385,000



Property Description

Offered to the market chain-free, this well-presented three-bedroom detached home is located in the highly desirable village of Adderbury, North Oxfordshire. The property offers a practical and stylish layout ideal for families, professionals, or downsizers.

The ground floor features a welcoming entrance hall, a spacious kitchen/diner with integrated appliances, a separate utility room, and a cloakroom. The lounge is positioned at the rear of the property and benefits from dual French doors opening onto a beautifully landscaped garden with patio, pergola, and raised lawn.

Upstairs, the master bedroom includes an en-suite shower room, while two further bedrooms—both generous singles or small doubles—are served by a modern family bathroom.

Additional benefits include off-road parking for two vehicles, gas central heating, and double glazing throughout.

Located within walking distance of the local primary school, village amenities, and scenic country walks, this property offers a peaceful lifestyle with excellent community spirit. Adderbury is in the catchment for The Warriner School in Bloxham and boasts a range of clubs and social activities.

Entrance Hall

Welcoming entrance with access to the kitchen/dining room, sitting room, downstairs WC, and stairs to the first floor.

Downstairs Cloakroom

Lounge

19' 3" x 11' 5" (5.87m x 3.48m)

Dual Aspect Lounge this bright and airy space benefits from two sets of French doors opening onto the garden, plus a window to the front.

Kitchen/Dining Room

19' 2" x 11' 2" (5.84m x 3.40m)

This spacious room offers ample space for a dining table and is carpeted for comfort. The kitchen area features tiled flooring and a comprehensive range of base and eye-level units. Integrated appliances include a fridge/freezer, dishwasher, washing machine, oven, and four-ring electric hob with extractor fan. Triple-aspect windows provide excellent natural light. A door leads to:

Utility Room

7' 1" x 5' 10" (2.16m x 1.78m)

Fitted with matching base units and worktops, inset sink, space for a tumble dryer, wall-mounted gas boiler, and tiled flooring.

First Floor

Bedroom One

12' 10" x 11' 9" (3.91m x 3.58m)

Generously sized with a window to the front

and space for bedroom furniture. The ensuite includes a walk-in double shower, WC, wash hand basin, tiled flooring, part-tiled walls, heated towel rail, and a rear-facing window.

Ensuite

Bedroom Two

12' 2" x 9' 5" (3.71m x 2.87m)

Both are versatile small doubles or large singles, enjoying dual-aspect windows to the front and side.

Bedroom Three

12' 2" door recess x 9' 6" (3.71m door recess x 2.90m)

Both are versatile small doubles or large singles, enjoying dual-aspect windows to the front and side.

Family Bathroom

Fitted with a bath and shower over, WC, wash hand basin, tiled flooring, part-tiled walls, window, and heated towel rail.

Outside

Rear Garden

Thoughtfully landscaped with a patio area directly outside the rear doors, a pergola-covered seating area, small lawn, and steps leading to a raised section with a garden shed and flower beds.

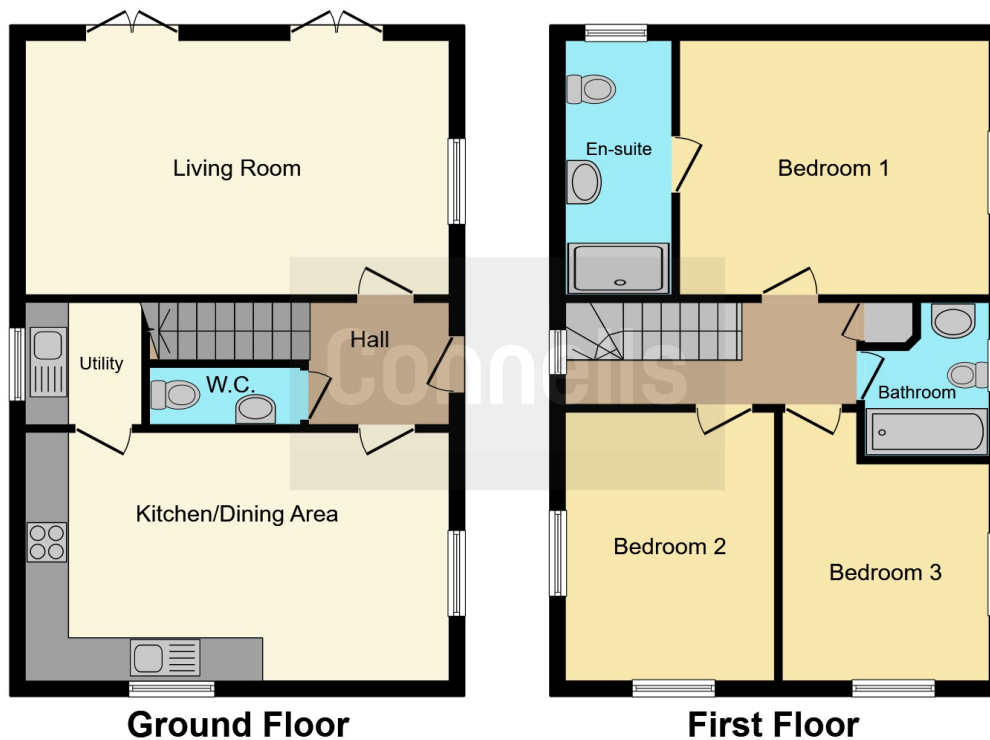
Front of Property

Allocated off-road parking for two vehicles.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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33 Bridge Street
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EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

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