



4 Pargeter Close, Adderbury  
Banbury, Oxfordshire, OX17 3FP



ROUND & JACKSON  
ESTATE AGENTS





**Charming shared ownership home located on the edge of the highly sought after Adderbury village offering spacious two double bedroom accommodation, private low maintenance garden, two allocated parking spaces and the opportunity to purchase a 30% share for £93,000**

#### The property

Situated within the highly desirable village of Adderbury, this beautifully presented and very stylishly decorated two double bedroom home offers an excellent opportunity to purchase a 30% shared ownership share for £93,000, making village living far more accessible in one of North Oxfordshire's most popular locations. This modern property provides well-balanced accommodation throughout, ideal for first time buyers, young families or professional couples looking to enjoy life within a thriving village community. The property has been tastefully improved and stylishly presented by the current owners and features an entrance hall, a cloakroom, a spacious living/dining room with double doors to the garden, a fitted kitchen, first floor landing, two generous double bedrooms, enclosed low maintenance rear garden and two parking spaces.

#### Entrance Hallway

Entered via a composite front door, the welcoming hallway features attractive wood flooring with doors leading to the ground floor accommodation and stairs rising to the first floor.

#### Sitting/Dining Room

A bright and spacious reception room enjoying plenty of natural light with double doors opening directly onto the rear garden. There is ample space for both living and dining furniture together with useful understairs storage.

#### Kitchen

The fitted kitchen comprises a range of floor and eye level units with work surfaces over together with an integrated oven, four ring gas hob and extractor hood. There is space and plumbing for additional appliances along with room for an upright fridge/freezer. A front aspect window provides natural light and the boiler is neatly housed within a cupboard.

#### Cloakroom

Conveniently located on the ground floor, the cloakroom is fitted with a low level WC and wash hand basin.

#### First Floor Landing

Providing access to all first floor rooms together with loft access above.

#### Bedroom One

A generously sized double bedroom positioned to the rear of the property with two double glazed windows to the front.

#### Bedroom Two

Another comfortable double bedroom with useful storage cupboard and two front aspect windows.

#### Family Bathroom

The family bathroom is fitted with a modern three piece suite comprising a panelled bath with shower over, wash hand basin and low level WC with tiling to water sensitive areas.

#### Outside

Beautifully positioned overlooking an attractive central green with mature trees and landscaped surroundings, the property has a pleasant approach and an enviable setting within this highly regarded village development." The rear garden is fully enclosed and enjoys a good degree of privacy, making it ideal for both families and outdoor entertaining. Predominantly laid to lawn with paved patio seating areas adjoining the property and to the rear of the garden, the space is both practical and easy to maintain. A paved pathway runs the length of the garden and there is gated access to the parking area behind. There are two car parking spaces within the car park. One is located directly being the rear fence and the other is on the far side.



#### 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, Bannatyne's Health Club in Bodicote, RSC in Stratford-upon-Avon and a multitude of cultural activities in Oxford.

#### Services

Services All mains services are connected. Boiler located in kitchen.

#### Local Authority

Cherwell District Council. Tax band C.

#### Tenure

A leasehold property.

#### Viewing Arrangements

By prior arrangement with Round & Jackson.

#### Shared Ownership

Information We are offering a 30% share of the property at £93,000, based on a full market value of £310,000.

The combined rent and service charge payable is currently £512.09 per calendar month.

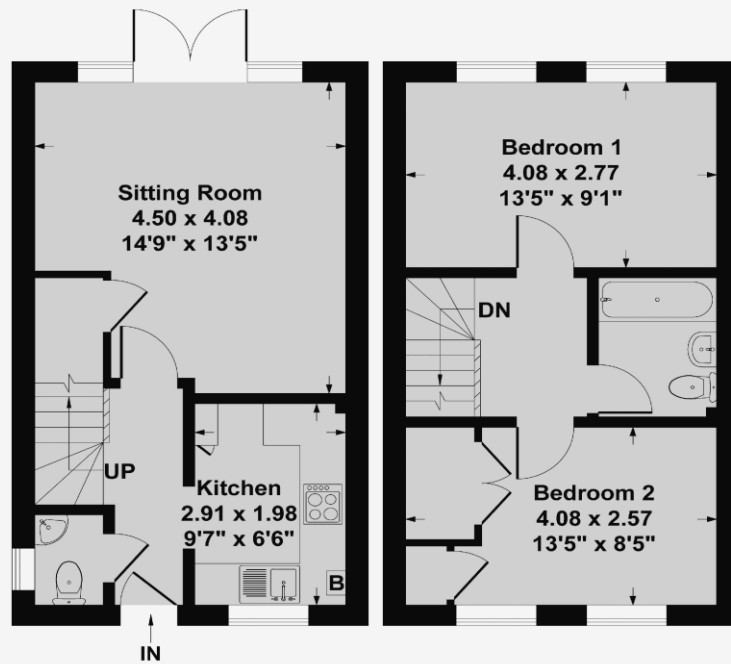
Applicants will be required to complete the relevant Platform Housing Group application process together with an affordability assessment through Metro Finance.

#### Local Connection Requirement

Please note the property is subject to a Local Connection requirement set by the Local Authority. During the initial six week marketing period, priority will be given to applicants who can demonstrate a connection to Adderbury.

**Asking Price: £93,000 for 30% Share.**





Ground Floor

First Floor

Ground Floor Approx Area = 30.84 sq m / 332 sq ft

First Floor Approx Area = 30.84 sq m / 332 sq ft

Total Area = 61.68 sq m / 664 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             |         | 83 B      |
| 69-80 | C             | 77 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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