



16 Wallin Road, Adderbury  
Banbury, Oxfordshire, OX17 3FA



ROUND & JACKSON  
ESTATE AGENTS









**A superb four bedroom detached family home with a large double garage and large rear garden, located on the edge of this highly sought after, pretty village.**

#### The property

Constructed approximately ten years ago, 6 Wallin Road is a superb modern family home offering generous, well-planned accommodation and a larger-than-average garden for a newer build. Beautifully presented throughout, it features a spacious and welcoming entrance hall, a bright dual-aspect sitting/dining room, and an impressive open-plan kitchen/diner ideal for family living and entertaining. A separate utility room, a useful study, and a cloakroom complete the ground floor. Upstairs, a notably large landing leads to a stunning master bedroom with en-suite, three further double bedrooms, and a stylish modern family bathroom. Outside, the property benefits from a double garage that is larger than usual and includes valuable attic storage space

#### Hallway

A spacious and welcoming hall with tiled flooring and a staircase to the first floor.

#### Cloakroom

Wash hand basin and low-level WC.

#### Sitting/Dining Room

A large dual aspect reception room with ample space for lounge and dining furniture and double doors to the rear garden.

#### Study

A good sized study which could be used as a TV room with a window to the front.

#### Kitchen/Dining Room

A superb open plan kitchen/dining room with ample space for dining and lounge furniture and double doors opening to the garden. The kitchen is fitted with modern eye level cabinets and base units and drawers with granite work surfaces and a large peninsula. Other features include an inset sink, a five-ring gas hob with extraction hood over, a double over, fridge-freezer and a dishwasher.

#### Utility Room

A fitted utility room with space and plumbing for a washing machine and tumble dryer. Door to side.



#### First Floor Landing

A large central landing with a hatch to the loft space and doors to all first floor accommodation.

#### Master Bedroom

A superb master bedroom with windows to the rear, built in wardrobes and an en-suite bathroom.

#### Bedroom Two

A large double room with a window to the front and built in wardrobes.

#### Bedroom Three

A double room with windows to the rear and a built-in wardrobe.

#### Bedroom Four

A good-sized room with a built-in wardrobe and a window to the front.

#### Family Bathroom

A modern bathroom fitted with a panelled bath, a shower cubicle, a wash hand basin and a low-level WC.



### Outside

A particular feature of the property is the family-sized rear garden. With a wide expanse of lawn and a large, paved patio next to the house, it offers plenty of space for children to play and for hosting summer gatherings. A vegetable garden provides room for home-grown produce, and side access leads to the front. To the front, a spacious driveway provides parking and gives access to the garage.

### Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). After approximately 2.5 miles Adderbury will be reached. Having travelled over the traffic lights on the edge of the village take the first right hand turning to the village green. Keep on this main street through the village passing the Pump House garage on New Street and continue as the road bears around to the left then turn right as the road splits onto the Milton Road. Wallin Road will be found as the second road on the left after a short distance and number 6 will be found towards the end of the road on the right-hand 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 Tadmorton 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.

### Double Garage

A larger than average double garage with two up and over doors to the front, power and light connected, a personal door to the garden and a large loft space.

### Services

All mains' services are connected.

### Local Authority

Cherwell District Council. Tax band F.

### Tenure

A Freehold property.

### Viewing Arrangements

By prior arrangement with Round & Jackson.

**Asking Price: £675,000**





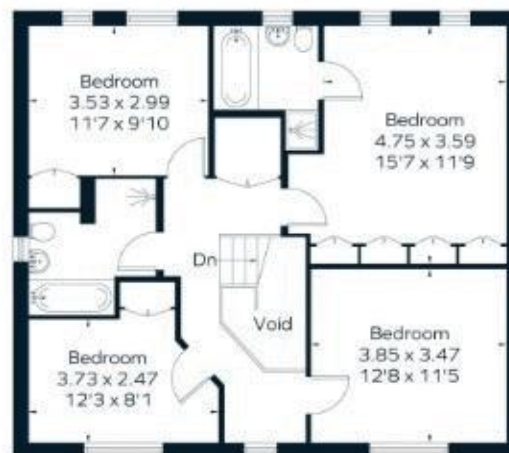
Approximate Area = 153.3 sq m / 1650 sq ft (Excluding Void)  
 Garage = 41.0 sq m / 441 sq ft  
 Total = 194.3 sq m / 2091 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 268596

**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.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

[www.roundandjackson.co.uk](http://www.roundandjackson.co.uk)

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit the for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.



rightmove



ROUND & JACKSON  
ESTATE AGENTS