



The Gables, Upper Tadmarton, Oxon OX15 5TB  
Guide Price £550,000 Freehold

**Stanbra  
Powell** | Estate Agents  
Valuers  
Property Lettings





## *An individual versatile chalet bungalow enjoying unspoilt rural views.*

**Entrance hall | Living room | Separate dining room/bedroom | Kitchen/dining room | Utility room | Cloakroom | Three ground floor bedrooms and bathroom | Master bedroom to first floor | Gardens to front, rear and sides | Garage/workshop | Driveway | No onward chain**

Occupying a generous size plot of  $\frac{1}{4}$  of an acre a three/four bedroom detached chalet bungalow offered with no onward chain located on the edge of this unspoilt village approximately 5 miles west of Banbury. The property provides generous size accommodation throughout and vast potential to enlarge further subject to necessary planning permissions. The property would now benefit from some cosmetic improvement.

### **Accommodation**

Recessed porch.  
Front door.

**Entrance hall:** Stairs rising to first floor. Parquet flooring. Airing cupboard housing hot water tank and immersion heater. Door to kitchen. Door through to living room.

**Living room:** Feature stone fireplace. Dual aspect living room with views over countryside and paddocks.

**Kitchen/dining room:** Stainless steel inset sink unit and drainer. Range of wall and base units. Tiling to splashback areas. Tiled flooring. Floor mounted Worcester Danesmoor oil fired boiler. Sliding door giving access to dining room with window to front and side. Plenty of room for a large dining table. Window overlooking paddock. Door to utility room.

**Utility room:** Free space and plumbing for washing machine. Belfast sink. Tiling to splashback areas. Window to rear. Useful store cupboards. Door to rear aspect. Door to cloakroom.

**Cloakroom:** Low level WC.

**Bedroom two:** Generous double bedroom with windows overlooking garden.

**Bedroom three:** Double bedroom with window to rear. Handbasin and vanity unit.

**Bedroom four/dining room:** Window to front with views over paddock.

**Bathroom:** Coloured suite comprising of cast iron bath, handbasin and low level WC. Fully tiled shower cubicle. All walls are fully tiled. Window to rear.

**First Floor:** Landing with door to eaves storage. Door to master bedroom.

**Master bedroom:** Generous double bedroom. Further eaves storage. Velux window. Window to side. Fitted cupboard.

### **Outside**

**Gardens:** Predominantly to side and rear of the bungalow and enjoys privacy. Mature and established mainly laid to lawn with hedgerow and fencing to boundaries. Summerhouse. Small timber shed. Small area of vegetable patch and greenhouse. Ornamental pond. Stone walling to front boundary.

**Tarmac driveway** to the side of the property providing off road parking for several vehicles leading to **carport, garage/workshop** with double doors. The workshop measures 23 ft in length x 12 ft 6. Further smaller workshop of prefabricated construction which measures approximately 20 ft x 8 ft. Power connected.

**Tadmarton** is situated west of Banbury. It has an active community with a village hall and public house/caf  which offer clubs and activities. There are 2 golf courses nearby (Tadmarton and Rye Hill). Local schooling can be found in the nearby villages of Sibford and Bloxham. The closest primary and secondary schools are just a 5 minute drive away in Bloxham. The market town of Banbury offers a larger range of shopping and recreational facilities together with junction 11 of the M40 motorway and the main line railway to London Marylebone in under an hour.

**Services:** All except gas

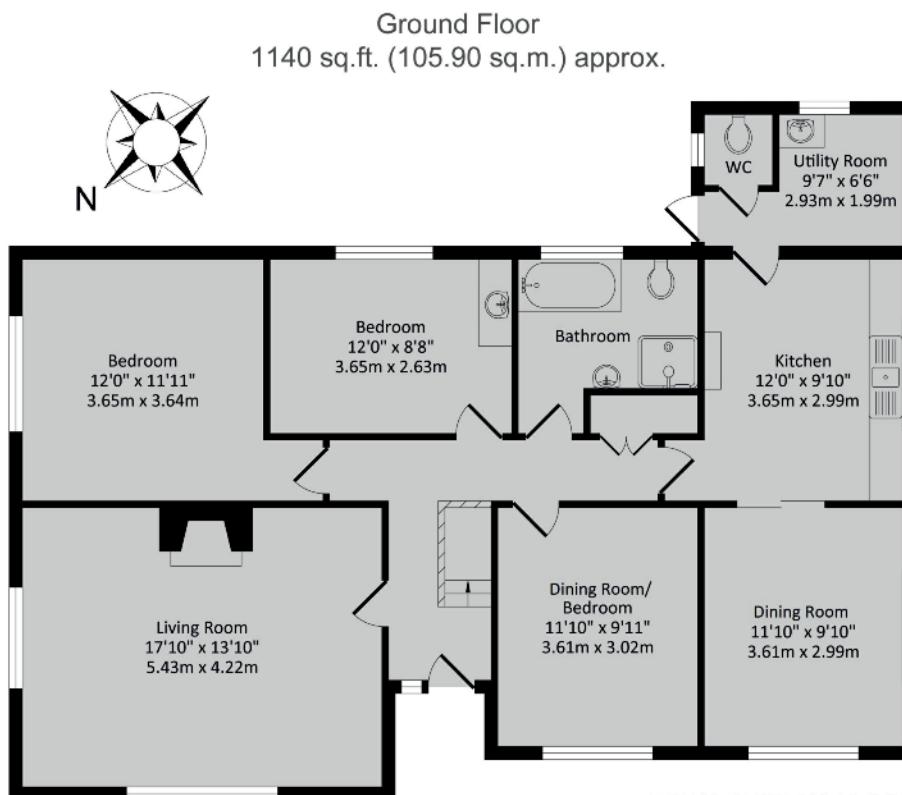
**Council Tax Banding:** E

**Authority:** Cherwell District Council

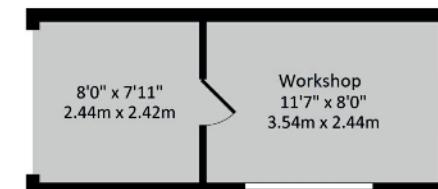
**Directions:** As you leave Tadmarton on the Swacliffe Road passing the Lampit Arms Public House the road veers off to the left and The Gables can be found on the right hand side accessed via a gated road. The Gables is on the right hand side.



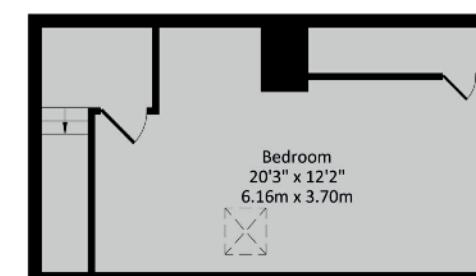




Outbuilding  
159 sq.ft. (14.80 sq.m.) approx.



First Floor  
276 sq.ft. (25.60 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1575 sq.ft. (146.30 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Important Agent's Note** All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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