



Stonestrow, Wykham Lane
Broughton, OX15 5DT



ROUND & JACKSON
ESTATE AGENTS





A charming three-bedroom detached stone-built property in the sought-after village of Broughton. Enjoying a delightful setting with open countryside right on the doorstep.

The property

Stonesthrow, Broughton is an attractive three-bedroom detached stone-built property which is pleasantly positioned on a quiet road within the popular village of Broughton and is presented in lovely condition throughout. The property offers well-proportioned and practical accommodation, making it an appealing village home. To the front, a large driveway provides ample off-road parking and access to the garage and useful workshop. The accommodation includes a spacious kitchen diner together with a separate utility room. To the rear is a pleasant, low-maintenance garden, providing an easily managed outside space. Broughton is a highly regarded village surrounded by beautiful open countryside, offering excellent opportunities for walking and enjoying the rural surroundings. The historic Broughton Castle and its attractive grounds are also within easy walking distance, further adding to the appeal of this desirable village location. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Porch

A useful area for shoe and coat storage, with a door leading into the entrance hallway.

Entrance Hallway

A spacious and welcoming hallway with five-panel doors leading to all ground-floor rooms, stairs rising to the first floor and a window to the rear aspect.

Sitting Room

A bright and airy sitting room with a window to the front aspect and French doors opening to the rear. There is an inset log-burning stove with brick surround and plenty of space for furniture.

W.C

Fitted with a white suite comprising a toilet and hand basin with tiled splash backs and wood-effect flooring.

Kitchen/Diner

A lovely open-plan room with a window to the front aspect and a door leading into the utility room. The kitchen is fitted with a range of shaker-style units with worktops over and upstands. Integrated appliances include a dishwasher, fridge-freezer, electric oven, four-ring gas hob and extractor hood. There is an inset one-and-a-half bowl sink and drainer, wood-effect flooring throughout and plenty of space for a dining table and chairs.



Utility Room

A good-sized and particularly bright utility area with three windows to the side aspect. Fitted with a sink and drainer, cupboards with worktops over and upstands, together with space and plumbing for a washing machine. Doors provide access to both the rear garden and the front of the property, while the wood-effect flooring continues through from the kitchen. There is also a wall-mounted Worcester gas-fired boiler.

First Floor Landing

Five-panel doors lead to all first-floor rooms. There is a loft hatch providing access to the partially boarded roof space and a large built-in shelved cupboard, ideal for additional storage.

Bedroom One

A large double bedroom enjoying windows to the front and side aspects. There is a built-in cupboard with hanging rail, together with useful eaves storage to both the front and rear. The rear eaves storage is boarded and benefits from lighting.

Bedroom Two

A double bedroom with a window to the side aspect and built-in wardrobes. Within the wardrobes there is also access to further useful eaves storage space.



Bedroom Three

Currently used as a sewing room, this is a good-sized single bedroom with a window to the side aspect. There is a built-in cupboard with hanging rail and shelving, together with a loft hatch providing access to a large boarded roof space with lighting fitted.

Shower Room/W.C

Fitted with a white suite comprising a shower cubicle, toilet and wash basin with vanity storage cupboard beneath. There are tiled splash backs, a heated towel rail, window to the front aspect and wood-effect flooring throughout.

Garage and Workshop

A single garage with an up-and-over door leading onto the driveway, together with power and lighting. To the rear of the garage is a useful workshop area with fitted workbench, also benefiting from power and lighting.

Outside

To the rear of the property is a low-maintenance paved garden with a raised decked seating area and well-stocked plant and shrub beds. There is a wooden shed and access into the garage via the workshop area. To the side is a small courtyard area, accessed through the utility room, which provides a pleasant seating area during the evenings and is also useful for bin storage.

Gated access leads from here onto the driveway. To the front is a generous garden area with a section of lawn and an attractive resin-bound driveway providing parking for three vehicles. Further gravelled areas provide additional parking if required, while the in-and-out driveway offers convenient access. A mature wisteria provides a particularly attractive feature to the front of the property, with a low retaining wall bordering the pathway.

Situation

Broughton is situated to the south west of Banbury. It is a small ironstone village with period and modern houses alike. The village is steeped in history exemplified by Broughton Castle on the edge of the village, which was built originally by John de Broughton in about 1300 as a small fortified manor house. Broughton Castle is open to the public during the summer and the village also offers the popular Saye And Sele public house. Shopping facilities can be found in the nearby market town of Banbury, where the train station provides access to London Marylebone in under an hour and gives good access to Birmingham and the North West. Junction 11 of the M40 is just on the far side of Banbury, 4 miles from Broughton.

Directions

From Banbury Cross proceed on West Bar Street and continue as it becomes Broughton Road. Proceed to the roundabout and take the second exit B4035 for Broughton. Continue for approximately 1.5 miles in to the village of Broughton and take the second turn on your left into Wykham Lane. Stonestrow will be seen on your left after a short distance.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band D.

Viewing arrangements

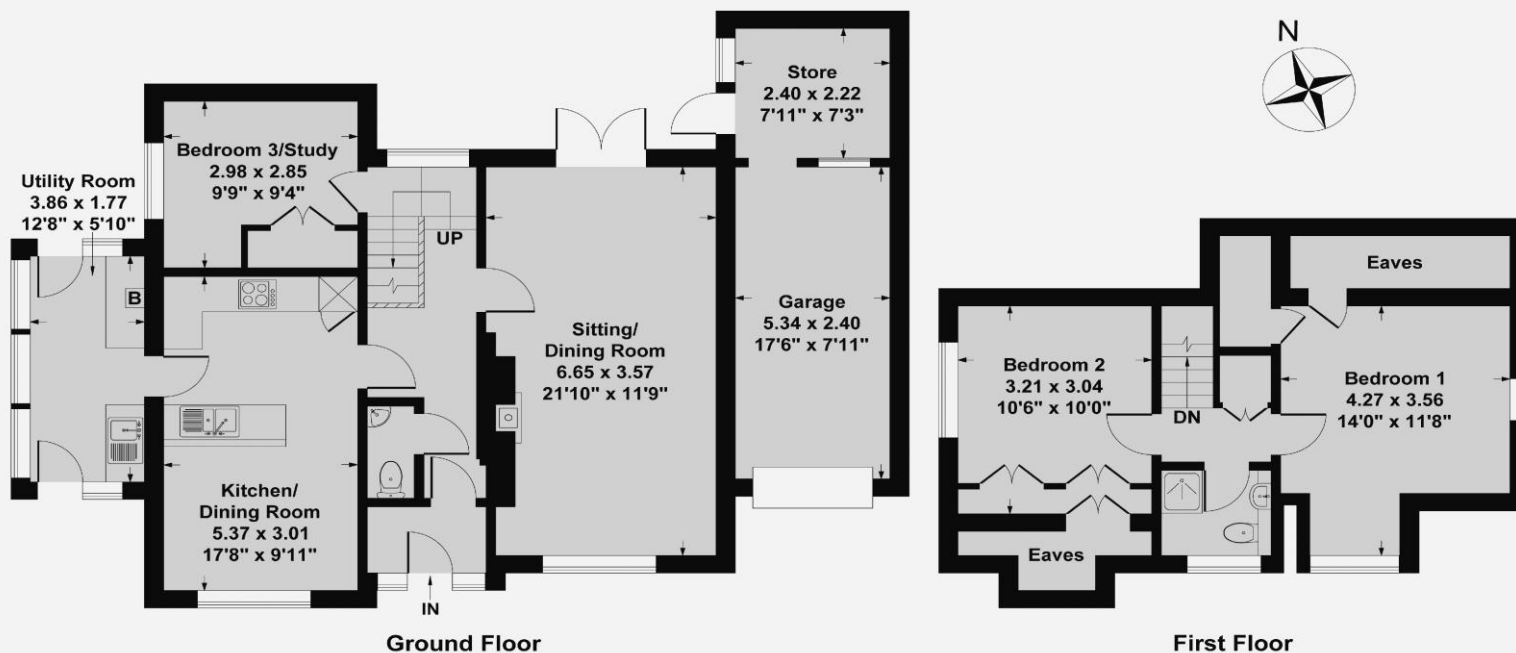
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £450,000





Ground Floor Approx Area = 76.12 sq m / 819 sq ft
 First Floor Approx Area = 32.84 sq m / 354 sq ft
 Garage Approx Area = 12.81 sq m / 138 sq ft
 Total Area = 121.77 sq m / 1311 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		
69-80	C		
55-68	D	55 D	79 C
39-54	E		
21-38	F		
1-20	G		

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