

1 Highlands

Lower Tadmarton, OX15 5SR

ROUND & JACKSON
ESTATE AGENTS













An immaculately presented, two bedroom, stone built end-terraced house with a beautiful rear garden and a single garage with driveway parking. The property is located on the highly regarded Highlands development for over 55's, and has open countryside surrounding the development.

The property

Highlands, Tadmarton is a highly regarded and unique development situated in an elevated, rural location between the villages of Lower Tadmarton and Bloxham. The development is surrounded by open countryside and there are beautifully landscaped communal grounds with attractive pathways, woodland areas and far reaching, unspoilt views. 1 Highlands is a two bedroom, stone built end-terraced house which overlooks a pretty green. The accommodation is very spacious and is well planned, on the ground floor there is an entrance hallway, a WC, kitchen, good size sitting room, study and sun room. On the first floor there is a good size landing leading to a main bedroom with an en-suite and a second bedroom also with an en-suite. To the rear of the property there is a beautiful garden with an artificial lawned area and a patio adjoining the house. There is also a single garage with parking in-front for one vehicle. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A spacious hallway with stairs rising to the first floor and tiled flooring. There are doors to all the ground floor rooms and there is a built-in storage cupboard with shelving.

Sitting Room

A spacious sitting room with a window to the side aspect and two sliding doors leading into the sun room. There is an inset gas fire with marble surround and plenty of space for furniture, and there is a useful built-in storage cupboard.

W.C

A spacious W.C which is fitted with a white suite comprising of a toilet and wash basin and there are tiled splash backs, a window to the front aspect and vinyl flooring throughout.

Kitchen

Fitted with a range of cream coloured cabinets with wood effect worktops and wood effect upstands. There are a range of integrated appliances including a double oven combo with an electric oven, a four ring hob, two of which are electric and two are gas, and there is an extractor hood above. There is an integrated dishwasher, an inset one-and-a-half bowl sink with drainer, tiled flooring throughout and a window to the front aspect. There is a built-in shelved cupboard and the wall mounted Ideal gas fired boiler is located here.

Study

A useful study area which was sectioned off from the main living room by the current owners. This can remain as a separate area or could easily be re-configured back to its original layout, providing a larger sitting room. There is a window to the side aspect.

Sun Room

Added in around 2009 a spacious sun room with an upgraded insulated roof which was added around five years ago. The room is very bright and airy with tiled flooring and there is fitted heating and French doors giving a pleasant outlook over the rear garden.

First Floor Landing

A spacious landing with three large built-in cupboards, one of which houses the hot water tank. There is a loft hatch to the roof space.

Bedroom One

A large and very bright and airy main bedroom with a window to the rear aspect. There are built-in wardrobes fitted and there is plenty of space for more furniture. There is a door leading into the en-suite which is fitted with white suite comprising of a panelled bath, toilet and wash basin. There is a window to the side aspect, tiled splash backs and tiled flooring.





Bedroom Two
A large double bedroom with a built-in wardrobe and two windows to the front aspect. This is a very bright and airy room and there is a door leading into the en-suite. The en-suite has been re-fitted in recent years and comprises of a large walk-in shower cubicle, with rainfall shower and further hand held attachment, a toilet and wash basin with vanity storage beneath. There are attractive grey tiled splash backs, a heated towel rail and wood effect flooring. There is a window to the front aspect.

Garage
A single garage with power and lighting and an up-and-over door leading onto the driveway where there is parking for one vehicle.

Outside
To the rear of the property there is a beautiful low maintenance garden with an artificial lawned area and well stocked, well chosen planted borders. There is a large patio adjoining the house, an outside power socket and tap and there is a pathway leading to the foot of the garden where there is gated access into the development. To the front of the property are planted borders and views across a pleasant green area.

Situation
Tadmarton is situated due west of Banbury. It has an active community centering around the village hall, a local public house and has two golf courses nearby (Tadmarton and Rye Hill). Local schooling will be in the nearby villages of Sibford and Bloxham. The market town of Banbury offers a 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. Soho Farmhouse is within easy reach being just 7 miles from the village.

Directions
From Banbury proceed in a Westerly direction toward Shipston-on-Stour (B4035). Travel through the village of Broughton and after approximately 1 mile turn left where signposted to Bloxham and Highlands. After approximately a ¼ of a mile turn left into Highlands and follow driveway. You will find number 1 on your left hand side as soon as you enter the development.

Services
All mains services are connected. The Ideal gas fired boiler is located in the kitchen.

Local Authority
Cherwell District Council. Tax Band D.

Agent's Note
This is an age restricted development, at least one occupier of the property must be aged 55 or over. It is a freehold property however there is a service charge for the communal areas which is currently £80.00 per month. The managing agent is Foster Kemp Management.

Viewing Arrangements
Strictly by prior arrangement with Round & Jackson.

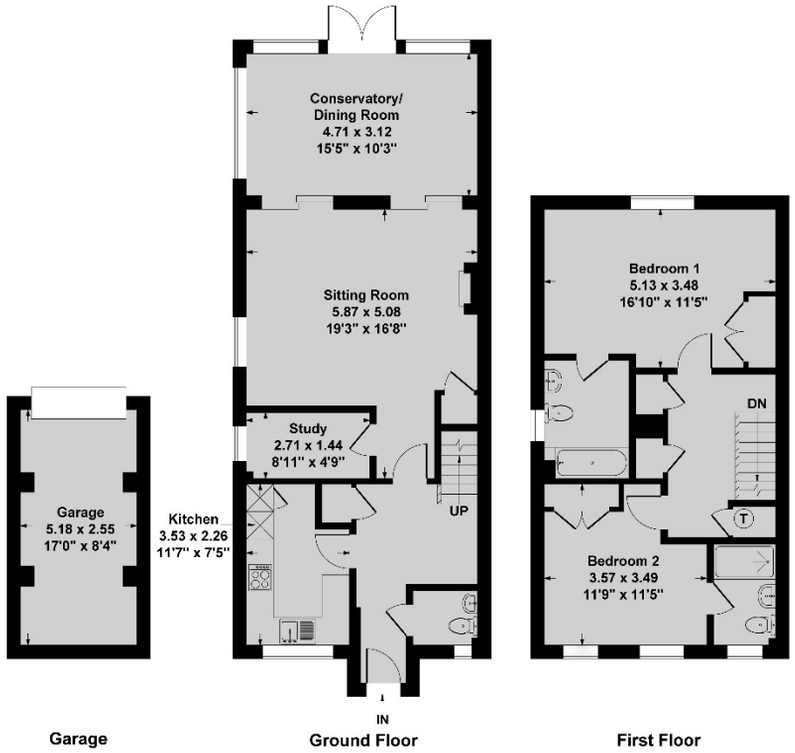
Asking Price: **£385,000**













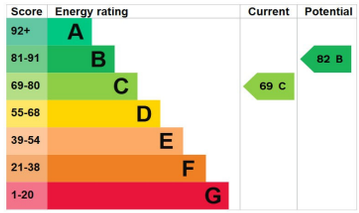




Ground Floor Approx Area = 66.92 sq m / 720 sq ft
First Floor Approx Area = 48.83 sq m / 526 sq ft
Garage Approx Area = 12.70 sq m / 137 sq ft
Total Area = 128.45 sq m / 1383 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.

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