






{ DOG CLOSE, ADDERBURY
BANBURY, OXFORDSHIRE, OX17

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

**Dog Close, Adderbury, Banbury,
Oxfordshire, OX17**

**Guide Price £850,000
Freehold**

 **4 Bedrooms**
 **3 Bathrooms**
 **2 Receptions**

Features

VIEWING & VIDEO TOUR available by request. 4 Bedrooms, Sitting Room, Dining Room, Kitchen/Breakfast Room, Gardens & Small Paddock Area 0.93 Of An Acre, Utility Room, Downstairs Shower Room, Principal Bedroom with En-Suite Bathroom, Family Bathroom, Parking for Several Vehicles, Character Features, Council Tax Band E (subject to review) - Cherwell District Council

Hamptons

44 Market Place
Banbury, Oxfordshire, OX16 5NW
01295 275 885
banbury@hamptons.co.uk
www.hamptons.co.uk

A tranquil tucked away character home situated in this delightful and highly sought after village. The property is a charming example of a Grade II Listed character stone cottage offering four bedrooms, two receptions and extensive well stocked cottage gardens of 0.83 of an acre.

The Property

A charming and secluded character home situated within a lovely tucked away position. Offering a wealth of character features and yet the convenience of modern family living the property boasts beautiful gardens offering a peaceful retreat from modern day life. A character path gives access and leads into the kitchen & breakfast room where there is a range of handmade wooden units with Belfast sink, space for a fridge/freezer and dishwasher, cooker with canopy extractor above. Open plan access leads to the dining room which in turn leads on to a utility & separate shower room. The sitting room has an open fireplace and a Clearview wood burning stove. The master bedroom is triple aspect and has an ensuite bathroom.

Outside

A driveway provides parking, a pathway to the cottage and to the beautiful gardens. A vegetable plot sits to one side with an ornate greenhouse & a small stream runs to the side of the boundary. Further access leads through to a storage & covered area with garden store. The grounds then open via a wood to a further small

paddock area enclosed by established trees & shrubs with a lovely secluded feel. This area would make an ideal children's play area/potential for chickens or "the good life" for a buyer to decide its optimal use. The gardens extend to 0.83 of an acre.

Location

Adderbury offers a range of amenities including a choice of public houses. Schooling for the primary age group is available within the village at the Christopher Rawlins Primary School and secondary schooling is available at the Warriner School, which is in the nearby village of Bloxham (3 miles), a school bus is provided. Access to the M40 can be gained at Ardley (Jct 10) and from Banbury (Jct 11). From Banbury there is also a mainline railway station to London Marylebone (under an hour).

Additional Information

The Old Laundry is a character Grade II Listed cottage. It has gas central heating, within the bathroom there is underfloor heating. The property features flagstone floors, window shutters, fireplaces and exposed ceiling beams Council Tax Band E (subject to review) - Cherwell District Council

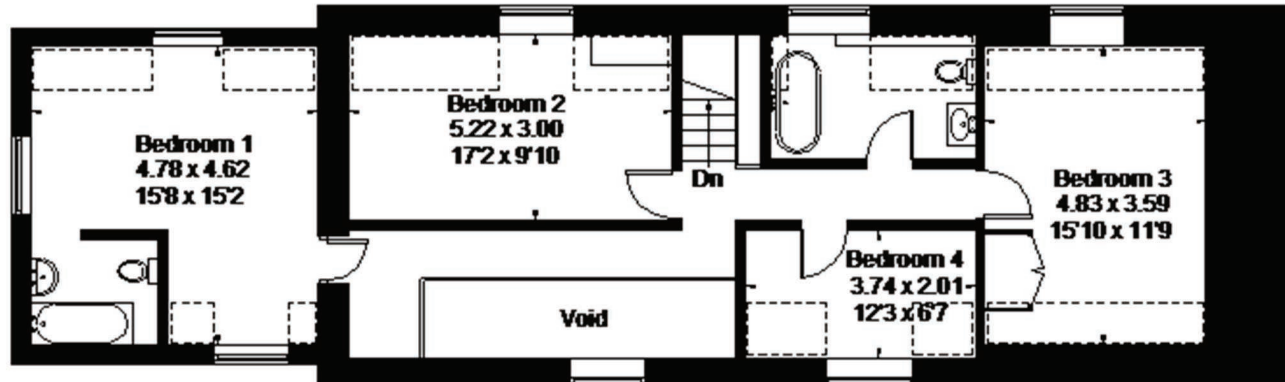
{ QUINTESSENTIAL VILLAGE RESIDENCE WITH EXTENSIVE GARDENS

Dog Close, Adderbury, Banbury

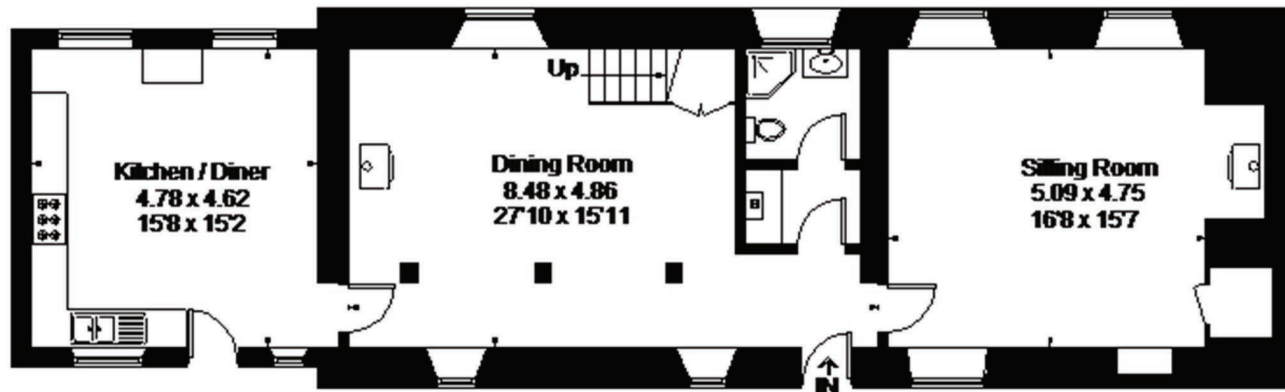
Approximate Gross Internal Area
183.6 sq m / 1976 sq ft (Excluding Void)



 = Reduced headroom below 1.5m / 5ft



First Floor



Ground Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 170679

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include

cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

