



The Boma

Horley, Banbury, Oxfordshire, OX15 6RD



Beyond your expectations

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Entrance hall | cloakroom | bathroom | sitting room | study | kitchen/family room | utility room | master bedroom with en-suite shower room | four further bedrooms family bathroom | detached double car port with attached garage and workshop | detached self contained annexe with sitting room/kitchenette | bedroom and shower | set in the middle of multiple garden spaces with far reaching countryside views | in all 0.68 of an acre



Description

Stone built detached family home that is deceptively spacious that offers flexible accommodation with a detached self-contained annexe, workshop, sheds and a garden room, set within grounds extending to 0.68 of an acre. The property has been tastefully enlarged, modernised and buildings added is situated in an enviable elevated position with outstanding countryside views.

The property is approached via a long gated driveway opening to a private courtyard which gives access to the main house, detached annexe and further outbuildings, all constructed of stone beneath tiled roofs. Internally the property features an impressive kitchen/dinning family room complete with a slate floor which provides a comfortable space and is fitted with a range of units and fitted appliances. The split level sitting room features an open fireplace and overlooks the rear garden. The bedroom accommodation provides flexibility for a modern family with three bedrooms to the ground floor and two further bedrooms upstairs, incorporating a master bedroom with En-Suite shower room and balcony doors overlooking far reaching countryside views.

Situation

Horley is a pretty, popular and traditional conservation village situated to the north-west of Banbury just off the B4100. Facilities include a 12th century church, public house and cricket club. In the adjacent village of Hornton there is a primary school and also sits within the catchment area of the Warriner secondary school in Bloxham, both of which have a school bus operating in the area. Shopping, recreational facilities and mainline railway station (London Marylebone) can be found in Banbury with access to the M40 (J11) and (J12) Gaydon giving access to London and Birmingham. There are a wide range of other state, grammar and private schools in the area.





Outside

The driveway and enclosed courtyard are approached via a long private gated driveway with parking for several vehicles. The gardens are divided into defined areas. An apple orchard with sunken trampoline and meadow provide a wildlife haven away from the main garden. Enclosed by fencing and mature hedgerows boundaries, the main gardens are principally laid lawn and complimented by a paved terrace and well stocked flowering borders with a tropical theme, featuring a banana tree and an herb/vegetable pottage. Sleeper steps rise to woodland bed with wooden summerhouse with outstanding countryside views. In all, 0.68 of an acre.

Outbuildings

An L-shaped detached double car port adjoins a single garage with double external doors and internal access to a workshop with power and light connected.

The Annexe

A flexible space offering a variety of potential of uses including annexe, office space or income generation opportunity. An open plan sitting room and kitchen provide access for a bedroom and shower room.

Directions

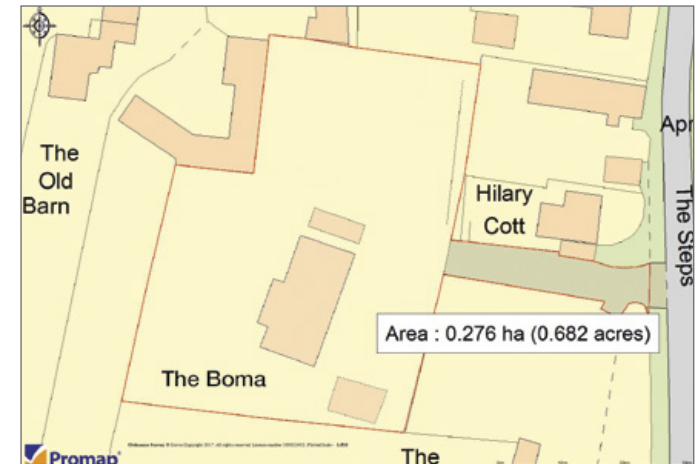
Leave Banbury heading north on the B4100 Warwick road. Turn left signposted to Horley. As you reach the centre of the village, bear left and follow the road down the hill towards Wroxton. The property will be found on your right hand side.

Local Authority Cherwell District Council

Property Tax Band G

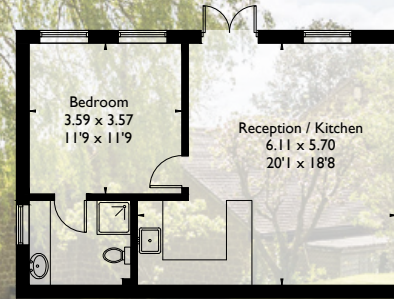
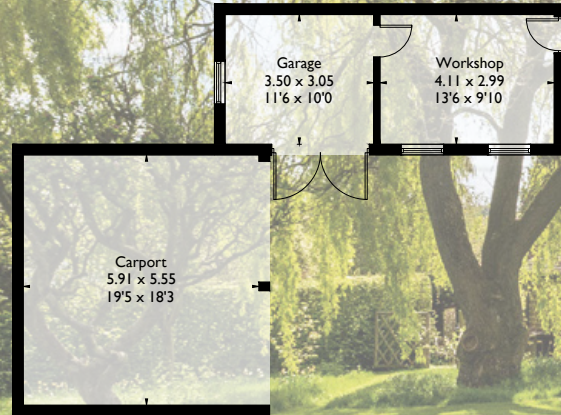
Viewing

Strictly by appointment with the sellers selling agents, Hamptons International. If there is any point which is of particular importance, we invite you to discuss this with us, before making a journey to view the property.



Wroxton Lane, Horley, Banbury

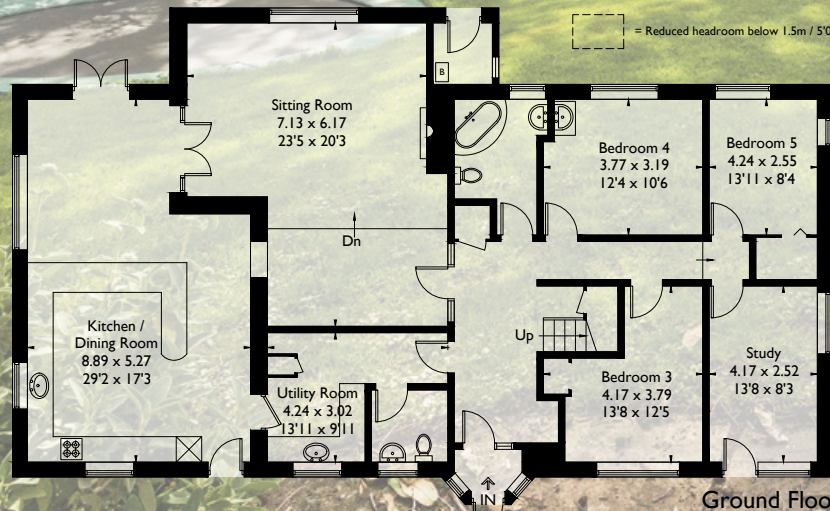
Approximate Gross Internal Area = 255.9 sq m / 2754 sq ft
 Eaves = 72.4 sq m / 779 sq ft
 Outbuildings = 72.9 sq m / 784 sq ft (Excluding Carport)
 Total = 401.2 sq m / 4317 sq ft



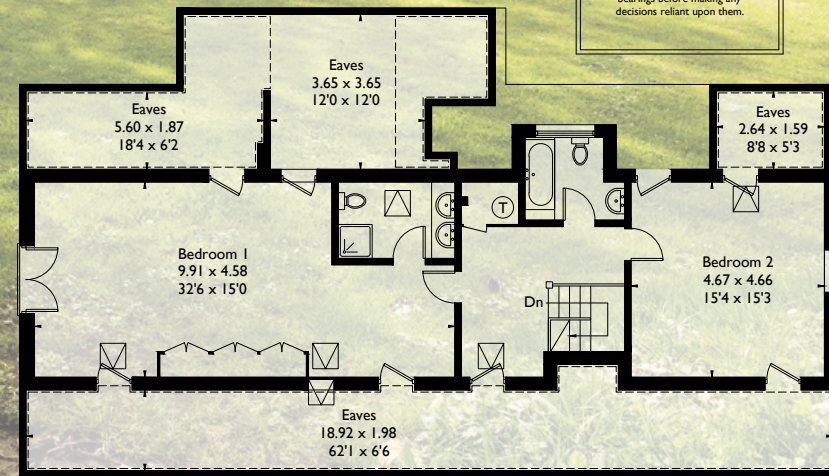
Outbuildings
 (Not Shown In Actual Location / Orientation)

Energy Efficiency Rating	
More energy efficient - lower running costs	Current Potential
A (92-100)	
B (81-91)	
C (69-80)	69
D (55-68)	
E (39-54)	50
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

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.



Ground Floor



First Floor

Hamptons Banbury

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www.hamptons.co.uk

For clarification, we wish to inform prospective purchasers that we have prepared these sale 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 and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.