



1 Greenhill House  
Twyford



ROUND & JACKSON  
ESTATE AGENTS



# 1 Greenhill House, Twyford

Banbury, Oxon, OX17 3FJ

£250,000

A spacious two bedroom ground floor apartment set in beautiful and well cared for grounds located within this highly sought after development within Twyford, Adderbury.

## The Property

1 Greenhill House, Twyford is a spacious two double bedroom ground floor apartment which is set in beautiful grounds on the edge of this popular and sought after village. The apartment has well planned accommodation which briefly comprises a large entrance hallway, a master bedroom with en-suite, a second double bedroom, a family bathroom, a sitting/dining room with double doors to the garden and a modern kitchen. There is a car parking space located to the rear and additional visitor parking.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

## Entrance Hallway

Accessed directly from the rear with wood effect flooring, a useful storage cupboard and an airing cupboard.

## Sitting/Dining Room

A large room with ample space for a range of furniture, access to the kitchen and double doors to the garden.

## Kitchen

Fitted with modern eye level cabinets and base units and drawers, fitted work surfaces, one and a half sink and drainer, four ring cooking hob, extraction hood, single oven, fridge freezer, dishwasher and washing machine.

## Master Bedroom

A double room with a built in wardrobe and an en-suite shower room.

## Bedroom Two

A double room with ample space for furniture.

## Family Bathroom

Fitted with a white suite comprising a panelled bath, a wash hand basin and WC. Tiling to walls and floor, heated towel rail.

## Outside

There is a paved patio adjoining the property and there are double doors from the sitting/dining room which give access to this. The communal gardens are set within attractive well maintained grounds of approximately four acres which are shared between Greenhill House and Janet Blunt House. The communal gardens and beautifully landscaped and comprise of large lawned areas with established trees and attractive planting, a paddock and seating areas. Within the parking area there is an allocated parking space and additional visitor parking.

### Directions

From Banbury town proceed in a Southerly direction on the A4260 towards Oxford. Continue through Bodicote and the village of Twyford, Adderbury is reached after approximately 2 miles. Upon entering Twyford, Greenhill can be found as the second right hand turning. Parking is available for visitors on the right hand side.

### Situation

Twyford forms part of the larger village of Adderbury where there are many amenities including a shop, post office, butchers shop, hairdressers, public houses including the The Red Lion which is a short walk away, tennis club, parish church and bus service. There is also an excellent primary school within walking distance of the property and the village is within the catchment area for the Warriner secondary school at Bloxham.

### Services

All mains services connected. The boiler is located in the kitchen.

### Local Authority

Cherwell District Council. Tax band C.

### Viewings

Strictly by prior arrangement with Round & Jackson.

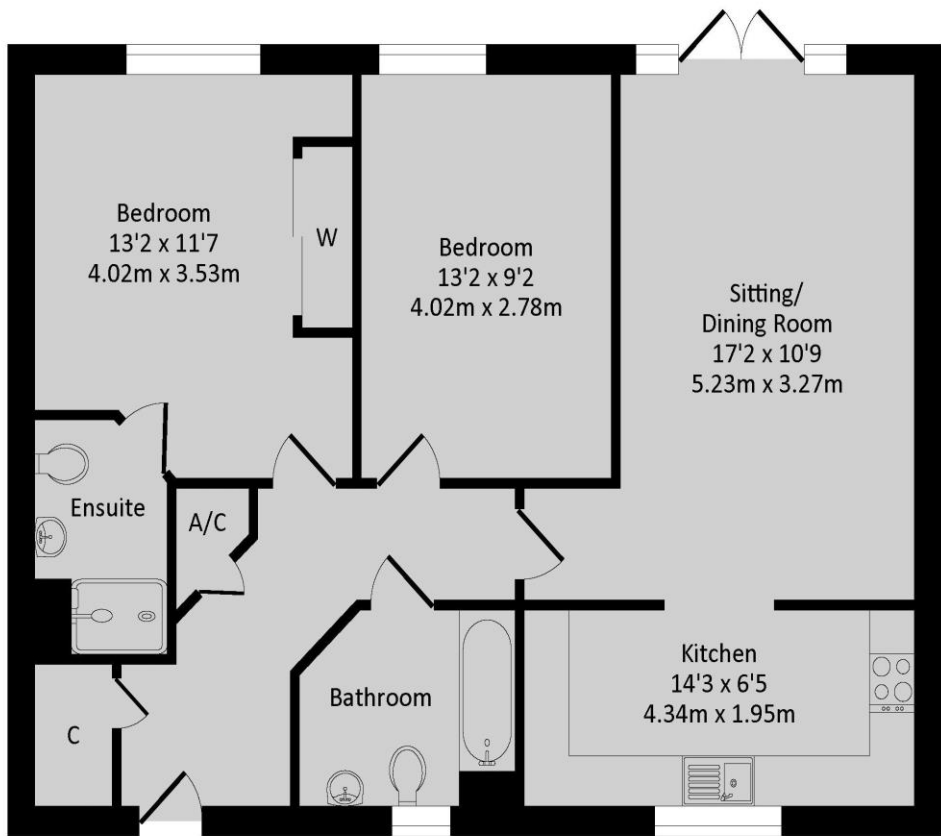
### Tenure

A leasehold property with a 125 year lease which commenced in 2008.

Service Charge - £872 per annum

Ground Rent - There is a peppercorn ground rent set up for the property.

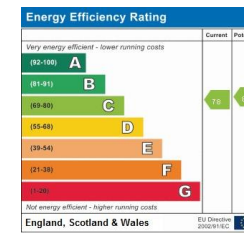




Total Approx. Floor Area 766 Sq.Ft. (71.20 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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 no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



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