



The Robins

Adderbury, OX17 3FN



ROUND & JACKSON
ESTATE AGENTS





A truly immaculate, three bedroom family home with a larger than average garden, a garage and located within this popular development with open green space at the end of the cul-de-sac.

The property

4 The Robins, Adderbury is a spacious family home which offers very versatile living accommodation over three levels. The property is located within a very quiet cul-de-sac with open grassland on the doorstep. The current owners have lived in the property since 2016 when they bought it new through well regarded builders David Wilson Homes. The property has a large top-floor main bedroom, a larger than average rear garden, a garage and ample driveway parking. Adderbury has many amenities and a Primary School and there are more Schools and larger facilities nearby in Banbury. The living accommodation is arranged over three floors and is well laid out. On the ground floor there is an entrance hallway, a W.C, sitting room and a good size kitchen diner. On the first floor there is a landing, two double bedrooms and a family bathroom. On the second floor there is a very impressive main bedroom with high ceilings and an en-suite. Outside to the rear there is a large, lawned garden which is very well maintained and there is a garage and driveway parking for two vehicles. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

Doors leading into the sitting room and W.C and high-quality, Karndeian herringbone style flooring.

W.C

Fitted with a white suite comprising a toilet and hand basin. There are attractive tiled splash backs and the quality Karndeian flooring continues throughout.

Sitting Room

A spacious and very bright and airy sitting room with a bay window to the front aspect, offering a pleasant outlook, and further window to the side. There is a door into the rear lobby and there is a useful understairs storage cupboard. The high quality Karndeian flooring continues throughout.

Rear Lobby

Door leading into the kitchen/diner and stairs rising to the first floor. A useful separation area between the ground floor rooms. Continuation of the Karndeian flooring.

Kitchen Diner

A good size entertaining area with space for a table and chairs and a pleasant outlook over the garden. The kitchen area is fitted with a wide range of shaker style cabinets with wood effect worktops. There are a range of integrated AEG appliances including a fridge freezer, dish washer, electric oven, four ring gas hob and extractor hood.



There is also an integrated Bosch washing machine and a wine fridge. The kitchen diner has a window and French doors leading into the garden and there is an inset sink with drainer. The high-quality Karndeian flooring continues throughout and the wall mounted, gas fired Ideal Logic boiler will be found here.

First Floor Landing

Doors to all the first floor rooms and a cupboard housing the hot water system with shelving. Further door leading into the stairwell which leads to the main bedroom. There is a window to the front aspect and a really large, pull-out storage cupboard beneath the stairs. The landing and stairs are fitted with hard wearing, Sisal natural fibre flooring.

Bedroom Two

Located on the first floor, a large double bedroom with fitted wardrobes, good quality wood effect flooring and there is a window to the rear aspect.

Bedroom Three

A large double bedroom with good quality wood effect flooring and a window to the front aspect.

Family Bathroom

A good size, first floor bathroom which is fitted with a white suite comprising a panelled bath, toilet and wash basin. The basin has a fitted vanity unit beneath for extra storage. There are attractive, high-quality splash backs and there are high-quality Fired Earth floor tiles throughout. There is a heated towel rail and a window to the rear aspect.



Main Bedroom

Located on the second floor this wonderful main bedroom is bathed with light as there are two Velux windows to the rear aspect and a further window to the front. The room is very spacious, has high-ceilings and there are built-in wardrobes to one wall. The Sisal natural fibre flooring continues throughout and there is a door leading into the en-suite. The en-suite is fitted with a modern white suite comprising a large shower cubicle, toilet and a wash basin. There are attractive tiled splash backs, tiled flooring and there are high ceilings.

Outside

To the rear of the property there is a large lawned garden which is well cared for with established plant and shrub borders and there is a screened seating area at the foot of the garden. There is a large patio adjoining the house with an outside tap fitted. To the side of the house there is a pathway leading to a gated access onto the driveway and this area is ideal for wheelie bin storage. There is access into the garage from the rear garden. To the front of the property there is a pretty lawned garden with established planted borders and there is a tarmac driveway for two vehicles. There is a lovely grassed area at the end of cul-de-sac ideal for family activities and dog walking.

Garage

A single garage with power and lighting. There is a rear access door and also an up-and-over door leading onto the driveway.

Situation

Adderbury is a particularly sought after village just south of the market town of Banbury, comprising a selection of large ironstone houses and thatched cottages. Excellent local facilities include a hairdresser, post office, library, village store, a number of public houses and a fine fourteenth century church. The nearby market town of Banbury offers retail, sporting and leisure facilities. Local education includes a primary school in the village and the Warriner Comprehensive in Bloxham. Prep schools are St Johns Priory (Banbury) and Carrdus (Overthorpe). Independent schools; Bloxham (Co-ed), Tudor Hall (girls) and Sibford (Co-ed) private schools. There are two private bus services, one for Warwick School and another for Oxford schools. M40 Motorway connections at Junction 11 (Banbury) for the north and Junction 10 (Ardley) for the south. Regular train services from Banbury to London (Marylebone from 56 minutes). Sporting and leisure activities include an excellent squash and tennis club in Adderbury itself; golf on the edge of the village and at Tadmarton Heath, horse racing at Warwick, Stratford and Towcester, motor racing at Silverstone, Bannatyne's Health Club in Bodicote, RSC in Stratford-upon-Avon and a multitude of cultural activities in Oxford.

Guide Price: £400,000

Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). After approximately 2.5 miles Adderbury will be reached. Having travelled over the traffic lights on the edge of the village take the first right hand turning to the village green. Keep on this main street through the village passing the Pump House garage on New Street and continue as the road bears around to the left then turn right as the road splits onto the Milton Road. Wallin Road will be found as the second road on the left and then The Robins is the first right hand turning. Number 4 will be found immediately on your right.

Services

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

Local Authority

Cherwell District Council. Tax band D.

Tenure

A Freehold property.

Viewing Arrangements

By prior arrangement with Round & Jackson.

Agents Note

There is a service charge for the development, currently £298.00 per year.

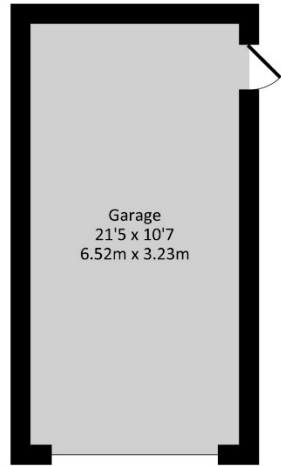


Garage
Approx. Floor
Area 227 Sq.Ft.
(21.10 Sq.M.)

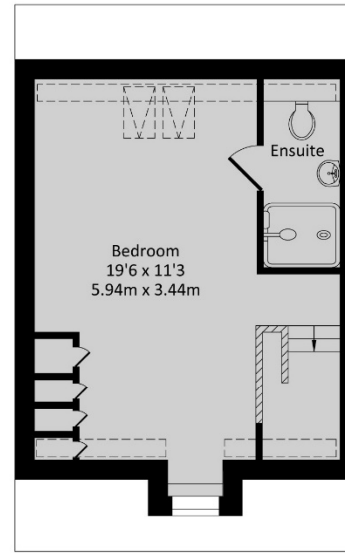
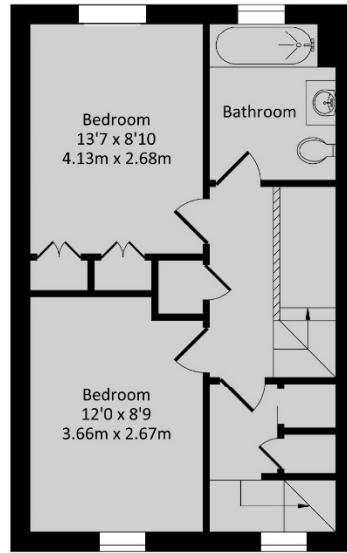
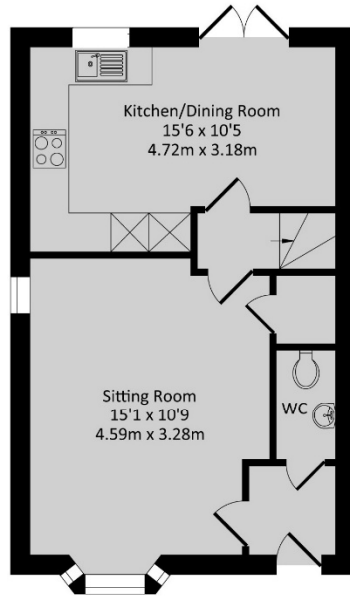
Ground Floor
Approx. Floor
Area 418 Sq.Ft.
(38.80 Sq.M.)

First Floor
Approx. Floor
Area 400 Sq.Ft.
(37.20 Sq.M.)

Second Floor
Approx. Floor
Area 305 Sq.Ft.
(28.30 Sq.M.)



(Not Shown In Actual
Location / Orientation)



= Reduced Head Height Below 1.5m

Total Approx. Floor Area 1350 Sq.Ft. (125.40 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.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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