



5a Old Glebe, Tadmarton
Banbury, Oxfordshire, OX15 5TH



ROUND & JACKSON
ESTATE AGENTS





A well presented four bedroom detached house with spacious accommodation and double garage located within this highly regarded village. No onward chain.

The property

A well presented four bedroom detached family house with a double garage pleasantly located in a sought after residential neighbourhood within this highly regarded village. On the ground floor there is an entrance porch, a large hallway with stairs to the first floor, a cloakroom/WC, a sitting room with adjoining conservatory, a separate dining room, a study and a kitchen/dining room. On the first floor there is a central landing, a dual aspect master bedroom with en-suite shower room, three further bedrooms and a family bathroom. There is a large driveway and a double garage to the side of the property. To the front there is a lawned garden which extends out to the side which we believe could be incorporated into the main rear garden which is laid to lawn and is beautifully landscaped.

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

Entrance Porch

Main entrance door and window to the front, door to hallway and door to cloakroom/WC.

Cloakroom

Wash hand basin and W.C. Window to front.

Hallway

A central hallway with stairs to the first floor, a storage cupboard, a window to the front and doors to all ground floor accommodation.

Sitting Room

A large reception room with a fireplace, a window to the front and a door giving access to the conservatory.

Conservatory

With a high ceiling, attractive tiled flooring and doors to the garden.

Dining Room

A spacious dining room with a window to the rear.

Kitchen/Breakfast Room

The kitchen comprises a range of traditional style base units with worktops over, range cooker and cooker hood, integrated dishwasher, space for fridge freezer, space, plumbing for washing machine, one and a half bowl sink, two windows, larder and door to side.

Study

Ideal home office or study with a window to the front.

First Floor Landing

A large landing with a hatch to the loft space, an airing cupboard and doors to all first floor accommodation.

Master Bedroom

A large dual aspect bedroom with built in wardrobes and an en-suite shower room.

Bedroom Two

A double bedroom with a built in wardrobe and a window to the rear.



Bedroom Three

A double room with a built in wardrobe and a window to the rear.

Bedroom Four

A good sized room with a built in wardrobe and a window to the rear.

Family Bathroom

Family bathroom comprising bath with shower over, WC, wash hand basin, window, tiled walls.

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 towards Shipton-on-Stour (B4035). Travel through the village of Broughton and continue to Tadmarton. Continue through the village and as the road bears to the left, Old Glebe can be found on the left hand side. Take the first turning on the left and continue straight ahead on the road onto the private driveway where 5a can be found on the left hand side.

Services

Mains water and electricity. LPG fired central heating.

Local Authority

Cherwell District Council, Tax Band F.

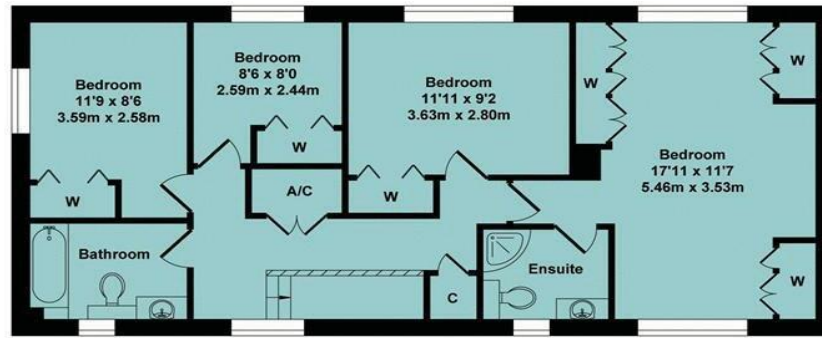
Viewings Arrangements

Strictly by prior arrangement with Round & Jackson.

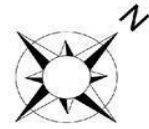
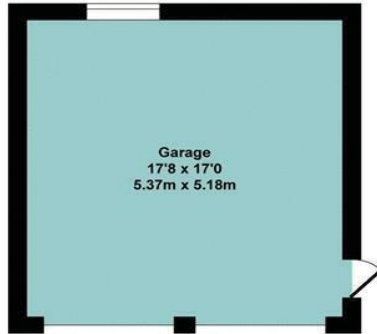
Asking Price £575,000



First Floor
Approx. Floor
Area 757 Sq.Ft.
(70.30 Sq.M.)



Garage
Approx. Floor
Area 299 Sq.Ft.
(27.80 Sq.M.)



Ground Floor
Approx. Floor
Area 932 Sq.Ft.
(86.60 Sq.M.)



Total Approx. Floor Area 1988 Sq.Ft. (184.70 Sq.M.)

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	63 D
21-38	F		
1-20	G		

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