



Walnut Rise
Somerton, OX25 6LZ



ROUND & JACKSON
ESTATE AGENTS





A large and very well presented, modern four bedroom detached family home which sits on a large plot and benefits from having a self-contained, detached annexe. The property is located in a very quiet cul-de-sac within this popular village.

The property

2 Walnut Rise, Somerton is a spacious, four bedroom, detached family home which is located within a quiet cul-de-sac within the village. The property offers a good amount of very versatile living accommodation and benefits from having a self-contained, detached annexe which was completed by the current owners in 2018. The annexe is currently being used as a home office and guest accommodation suite and has a shower with W.C fitted along with underfloor heating. The property sits on a large plot with pretty gardens surrounding. The kitchen in the main house was extended in 2016. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a spacious hallway, W.C, sitting room, dining room, large kitchen diner and a utility room. On the first floor there is a large landing, four bedrooms, with an en-suite to the main bedroom, and a family bathroom. Outside there is a large, self-contained annexe, driveway for two vehicles and large lawned gardens surrounding the house.

Entrance Hallway

A spacious and very welcoming hallway with stairs rising to the first floor and doors leading to the ground floor rooms. There is a useful understairs cupboard and oak effect flooring is fitted throughout.

W.C

Fitted with a modern white suite comprising a toilet and hand basin, with a vanity storage unit beneath. There is a heated towel rail, tiled flooring and there is a window to the rear aspect.

Sitting Room

A nice size sitting room with a central stone-built fireplace and working fire. There is a window to the front aspect and a sliding door leading into the rear gardens.

Dining Room/Study

A useful reception room which could be used as a formal dining room, a snug or a study. There are two windows to the front aspect and there is attractive panelled walls with oak effect flooring throughout.

Kitchen Diner

A lovely, bright and airy kitchen diner which forms part of a ground floor extension from 2016. The kitchen is fitted with a range of cream coloured, shaker style cabinets with wooden worktops over and tiled splash backs. There is an inset one and a half bowl sink with drainer and there is a window to the rear aspect. The kitchen has a breakfast bar area and an integrated fridge. The range cooker will remain as part of the sale. The kitchen is open-plan leading into a very pleasant dining area which is bathed in light with large windows overlooking the garden and further large roof windows. There is fitted bench seating (with storage inside) and also space for a table and chairs.

The floor area is fitted with tile effect vinyl flooring and has electric underfloor heating beneath. From the kitchen there is a door leading into the rear garden and also a door leading into the utility room.



Utility Room

A large utility room with fitted cupboards and worktop area, with a sink and drainer. The washer/dryer and dish washer will remain as part of the sale. There is a heated towel rail and there are double doors leading into the garden.

First Floor Landing

A spacious and very bright landing with a large window to the rear aspect and doors leading to the bedrooms and bathroom. There is a large, built-in, shelved cupboard which houses the hot water tank and a loft hatch with drop down stairs to the roof space (which is currently being used for storage but has served as a children's playroom by the previous owner)

Four First Floor Bedrooms

Bedroom one is a very large and impressive main bedroom with fitted wardrobes and windows to the front and rear aspects. There is a door leading into a smart en-suite which was replaced in 2020. The en-suite is fitted with a white suite comprising a corner shower, toilet and wash basin with vanity storage beneath. There are attractive tiled splash backs, vinyl flooring and there is a heated towel rail and a window to the front aspect. Bedroom two is a large double bedroom with a window to the front aspect. Bedroom three is a large double bedroom with a window to the side aspect. Bedroom four is a double bedroom with a window to the rear aspect.

Family Bathroom

Re-fitted in 2020 with a white suite comprising a panelled bath with a mixer shower over, a toilet and a wash basin with a vanity storage unit beneath. There are attractive tiled splash backs, a heated towel rail and there is vinyl flooring fitted. There is a window to the rear aspect.



Outside

To the rear of the property there is a large lawned garden which is split over different levels giving various entertaining spaces. There is a large decked area at the top of the garden and there is a gate leading to a footpath that leads to a recently refurbished children's playground. There is a large paved patio with low level wall near the annexe. There are further paved areas and planted borders with many well chosen trees and bushes throughout. To the side of the property there is a really useful, well constructed shed adjoining the house with doors to both ends. Behind the annexe there is a further vegetable growing area and the oil storage tank will be found here also. There are solar roof panels fitted which provide a feed-in tariff and they also contribute to the hot water system. To the front of the property there is a lawned garden and a pretty, paved pathway to the front door with gated access into the garden. The front garden is very private with established trees fronting the property. There is driveway parking for two vehicles in front of the annexe.

Self Contained Annexe/Office Conversion

Completed in 2018 by the current owners and was previously a double garage. This is a superb addition to the property which offers really versatile accommodation. Currently being used as an impressive home office but could easily be used as a self-contained annexe as there is a large shower room with W.C and electric underfloor heating throughout. The main area is large and would entertain all kinds of furniture, the current owners have guest beds in situ. There is a mezzanine floor above the main living space which is accessed via a ladder. This is a useful space but it does have restricted headroom. The whole annexe is bright and airy with many windows and there are also velux roof windows fitted with electric blinds.

Situation

Somerton village offers a rural countryside feel with easy access to all amenities. The village sits amongst the wonderful rolling countryside of the Cherwell valley with many public footpaths starting right from the doorstep, including along the picturesque Oxford Canal and River Cherwell there is even a swimming spot in the river, fondly known locally as "Somerton beach". You will find direct links to London on the M40 Motorway, Oxford via Kidlington A4260 and Banbury. Equidistant between historic villages of Steeple Aston, Deddington and Fritwell (each with a primary school, post office and a pub) Deddington also offers a health centre, library, cafe, a co-op and other shops, plus a monthly farmer's market in their village square. The village of Somerton itself dates back to Saxon times plus it is mentioned in the Domesday Book, and the Church of St James dates back to around 1074.

There are many local activities, a number of which revolve around the village hall, which was rebuilt in 2008.

This features everything from Films, Quilters, SWIG (Somerton Women's Independent Group), Keep Fit, Evening talks and a Thursday evening bar which is always popular.

Directions

From Banbury proceed southwards via the Oxford Road. Continue for approximately 8 miles travelling through the villages of Adderbury and Deddington then turn left at the crossroads where signposted to Somerton. Continue for around two miles and into the village. Travel beneath the railway bridge on Water Street and continue up the hill. As the road narrows bear right where Walnut Rise will be found on your left hand side after a short distance. Number 2 will be found in the left hand corner as you enter the cul-de-sac.

Services

Mains water, drainage and electricity. The boiler is oil fired and is located in the rear garden.

Local Authority

Cherwell District Council. Tax band F. A freehold property.

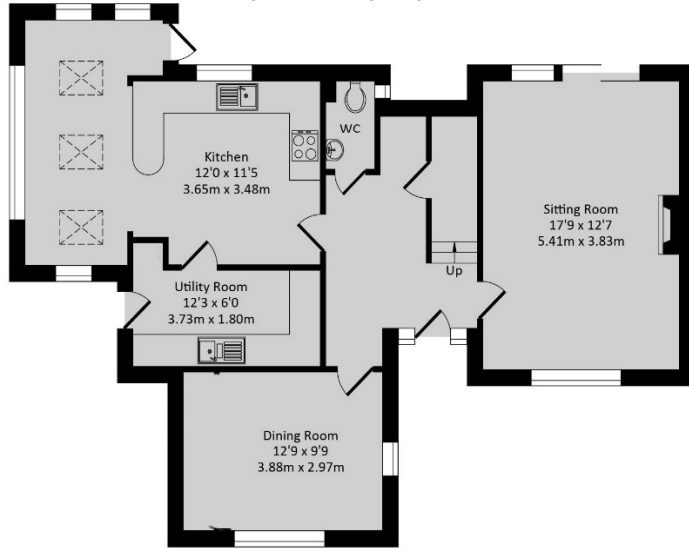
Viewings

By prior arrangement with Round & Jackson.

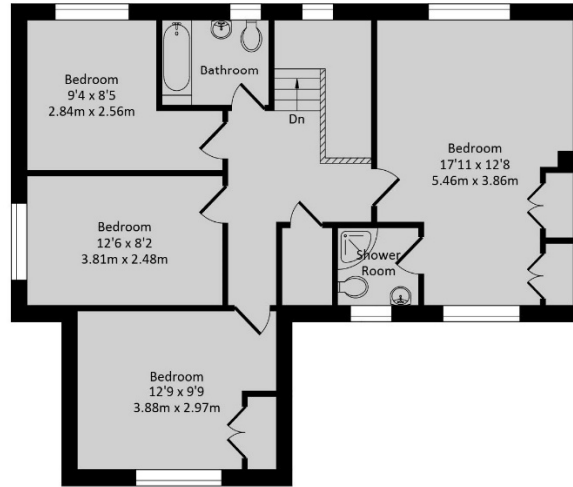
Guide price £750,000



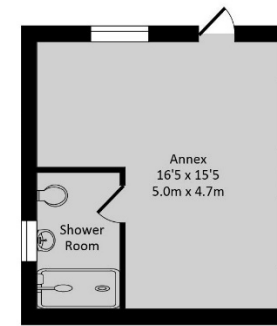
Ground Floor
Approx. Floor
Area 825 Sq.Ft.
(76.60 Sq.M.)



First Floor
Approx. Floor
Area 742 Sq.Ft.
(68.80 Sq.M.)



Outbuilding
Approx. Floor
Area 253 Sq.Ft.
(23.50 Sq.M.)



Total Approx. Floor Area 1820 Sq.Ft. (168.90 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		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T 01295 279953 E office@roundandjackson.co.uk

Bloxham – High Street, Bloxham, Oxon, OX15 4LU

T 01295 720683 E office@roundandjackson.co.uk

www.roundandjackson.co.uk

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