



Stratford Farm House

Wroxton



ROUND & JACKSON
ESTATE AGENTS



Stratford Farm House

Wroxton, OX15 6PZ

£1,250,000

A luxury four/five bedroom detached family house built to a high specification located in a beautiful setting within this highly sought after and pretty village. Purchasers will be able to have input into aspects of the design and to choose kitchen and bathroom styles, internal doors, flooring and decoration.

The Property

Stratford Farm House, Wroxton is a luxury brand new family home built by highly renowned local developers E&W Estates. Named after the village's historic London to Stratford Fingerpost, an exceptional stone built four bedroom detached house with well planned and incredibly spacious accommodation located in a lovely setting within this highly sought after village. The property will be finished to a high standard and potential purchasers have the opportunity to have input into the design and to choose their own kitchen, bathrooms and internal finishes. On the ground floor there is underfloor heating, a large entrance hallway, a superb open plan kitchen/dining/family room with a pantry and separate utility/boot room, a dual aspect sitting room with double doors to the garden and a separate dining room which could be used as an additional bedroom if required. On the first floor there is a large landing, a superb master bedroom with a dressing room and en-suite, a guest bedroom with en-suite, two further double bedrooms and a large family bathroom. To the front of the property there is a large gravelled driveway with parking for several vehicles and a double garage. To the rear there is a private garden which is laid to lawn and has pleasant outlooks to the rear.

Hallway

A large entrance hallway with a staircase to the first floor and access to all ground floor accommodation.

Sitting Room

A dual aspect sitting room with double doors to the rear garden and a central fireplace.

Dining Room

Formal dining room which could be used as a bedroom.

Kitchen/Dining/Family Room

A superb open plan room with ample space for lounge and dining furniture, bi-folding doors to the rear garden and a large pantry. A high quality bespoke kitchen will be installed. Purchasers will have the opportunity to choose the kitchen layout and style to their own style and design and this will include, the flooring, work surfaces and appliances.

Utility/Boot Room

A large utility room with fitted cabinets and work surfaces, door to rear garden.

Cloakroom/W.C.

Wash hand basin and W.C.

First Floor Landing

A spacious and light galleried landing with windows to the front and rear and doors to all first floor accommodation.

Master Bedroom

A superb master bedroom suite with a dressing room and an en-suite shower room.

Bedroom Two

A large double room with a window to the front, built in wardrobes and an en-suite shower room.

Bedroom Three

A double room with a window to the front.

Bedroom Four

A double room with a window to the rear.

Bathroom

Family bathroom to be fitted with a freestanding bath, a separate shower cubicle, wash hand basin and W.C. Purchasers will have the option to design the bathroom to their own taste and budget.

Outside

To the front of the property there is a large gravelled driveway with parking for several vehicles and which gives access to the oak framed double garage. To the rear there is a large and private garden which is ideal for socialising or relaxing. An attractive stone flag patio adjoins the house and there is a dry stone wall to the rear boundary which backs on to an open field.

Directions

From Banbury proceed in a north westerly direction towards Stratford upon Avon (A422). After approximately three miles Wroxton will be reached. Continue through the village and past the White Horse Pub where the property will be found on your left hand side after approximately 300 yards.

Situation

Wroxton is a charming North Oxfordshire village situated about 3 miles North West of Banbury and it comprises a number of most attractive period cottages and houses. Local amenities include a highly acclaimed primary school, with the option also of nearby primary schools in Shenington and North Newington. There the well renowned Wroxton House Hotel and restaurant and churches of differing denominations. The village benefits from pedestrian access to the grounds of Wroxton Abbey which is a wonderful asset to the village. More extensive facilities can be found in the market towns of Banbury and Chipping Norton. Further afield in Oxford and Stratford-upon-Avon there are excellent recreational, cultural and leisure facilities. Excellent communication links with the M40 (J11) only 3 miles away giving access to Oxford (A34) and London to the South and Birmingham (M42) to the North. There are mainline train services from Banbury to London (Marylebone) from 55 minutes and Banbury to Oxford in 17 minutes. Excellent local schooling facilities with secondary education provided by Warriner School (Bloxham). For private education Tudor Hall (girls), Bloxham (co-ed), Kings High (girls), Warwick (boys) and Stratford Grammar. Preparatory schools in the area include St John's Priory, Carrdus (Overthorpe), Winchester House (Brackley) and Beachborough (Westbury). Leisure activities in the area include golf at Tadmarton, theatres at Stratford upon Avon and Oxford, motor racing at Silverstone and horse racing at Warwick and Stratford upon Avon.

Services

Services Mains water, electricity and drainage are connected. Heating via an air source heat pump.

Local Authority

Cherwell District Council. Tax band TBC.

Viewing Arrangements

By appointment with Round & Jackson.

Agents Note

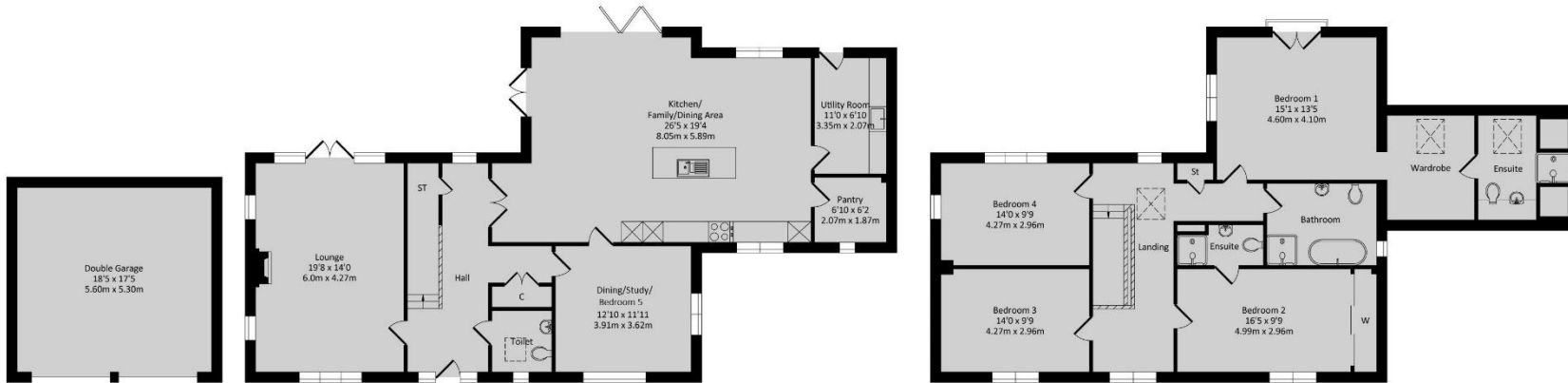
The images of the kitchens and bathrooms are to show the choice of styles available and are not photographs of the actual property.



Garage
Approx. Floor
Area 320 Sq.Ft.
(29.70 Sq.M.)

Ground Floor
Approx. Floor
Area 1305 Sq.Ft.
(121.24 Sq.M.)

First Floor
Approx. Floor
Area 1159 Sq.Ft.
(107.68 Sq.M.)



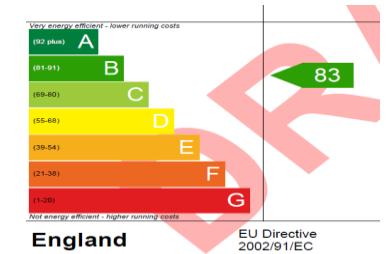
Total Approx. Floor Area 2784 Sq.Ft. (258.62 Sq.M.)

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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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