

Horley
Banbury



Mark David
ESTATE AGENTS



HORLEY

BANBURY,
OXFORDSHIRE

A Deceptively Spacious Five Bedroom Detached Stone Residence Set in Good Size Gardens with Garage and Parking. The Property Offers an Abundance of Character Features and Needs to be Viewed Internally to be Fully Appreciated.

Ground Floor Accommodation:

Entrance Hall – Sitting Room – Dining Room – Study and Kitchen

First Floor Accommodation:

Master Bedroom – Potential Dressing Room/En-Suite –
Two Further Bedrooms and Shower Room

Second Floor Accommodation:

Bedroom Suite – Bedroom Area – Attic – Further Bedroom - Bathroom

Outside Space:

Two Parking Spaces – Detached Garage – Access to Cellar – Enclosed
and Private Gardens – Large Fruit and Vegetable Garden –
Large Garden Shed

In all about 2800 sq.ft./ 260.14 sq.m.





ACCOMMODATION

GROUND FLOOR

Entrance Hall – Part Glazed Door to

Sitting Room – Exposed Beam Ceiling and Exposed Wood Floor. Double Glazed Windows to Front and Rear Aspect. Stairs to First Floor Level with Understairs Cupboard. Steps Up to

Dining Room – Exposed Beam Ceiling and Exposed Wood Floor. Attractive Stone Fireplace with Log Burning Fire. Two Double Glazed Windows to Front Aspect

Study – Exposed Beam Ceiling and Exposed Wood Floor. Window to Front Aspect

Kitchen – Fitted with Twin Bowl Butlers Sink with Cupboards and a Range of Matching Wall and Base Units with Wooden worksurfaces. Range of Integrated Appliances Including Electric Hob with Side Hot Plate and Extractor Hood Above, Double Oven and Dishwasher. Space for Large Fridge/Freezer. Tiled Floor, Windows to Front and Side Aspects and Door to Gardens

First Floor Landing – Stairs to Second Floor

Master Bedroom – Range of Two Built in Wardrobes. Exposed Wood Floor and Exposed Beam. Two Windows to Rear Aspect and Window to Front Aspect. Door to

Potential Dressing Room/En-Suite – Currently this Room has Plumbing for Washing Machine and Tumble Dryer

Bedroom – Wardrobe Recesses. Window to Front Aspect with Window Seat

Bedroom – Window to Front Aspect with Window Seat

Shower Room – Comprising White Suite of Shower Cubicle, Hand Wash Basin with Vanity Unit Below and Low Level WC. Tiled Walls and Tiled Floor. Window to Front Aspect

Second Floor Landing – Built in Cupboard

Bedroom Suite – Dressing Area/Play Room with Double Glazed Window to Front Aspect and Steps Up to

Bedroom Area - Double Glazed Window to Front Aspect. Small Door to

Attic – Double Glazed Window to Side Aspect

Bedroom – Range of Built in Cupboards, Semi Vaulted Ceiling and Exposed Timbers. Windows to Front and Side Aspects

Bathroom – Comprising White Suite of Corner Bath with Separate Shower Over, Hand wash Basin Set on a Plinth with Cupboards and Shelves Below and Low Level WC. Tiled Floor and Window to Front Aspect

Outside

There are Two Parking Spaces and a Detached Garage with Wood Swing Doors, Light and Power and a Tap Connected to Hot and Cold Water and Freestanding Oil Tank. There is also Access to a Cellar with Light and Power and Central Heating Boiler. Hot Water Cylinder. Outside there are Steps that Lead up to a Gate into the Garden. Potential to Extend the Kitchen into the Garden

Enclosed and Private Gardens – These are Raised and Lay Mostly to the Front and Side of the Property with Various Seating Areas and Predominantly South Facing. To the Side of the Property is a Large Vegetable and Fruit Garden with Fruit Cages. There is a Large Garden Shed with Light and Power and Connected to Hot and Cold Water, this Could be Converted to a Home Office.

Situation & Amenities

Horley is a pretty, popular and traditional Conservation village north west of Banbury surrounded by beautiful rolling countryside. The village has Norman origins and is mentioned in the Domesday Book.

Facilities include a 12th century church, public house and cricket club. In the adjacent village of Hornton there is a primary school, and also sits within the catchment area of the Warriner secondary school in Bloxham.

Distances

Banbury c. 4 miles

Stratford-Upon-Avon c. 16 miles

Oxford c. 34 miles

Banbury to London Marylebone from 54 minutes





SERVICES

The property has oil fired central heating throughout. Mains drainage, water and electricity are also connected to the property

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Any other items are specifically excluded but may be made available by separate negotiation.

TENURE

Freehold

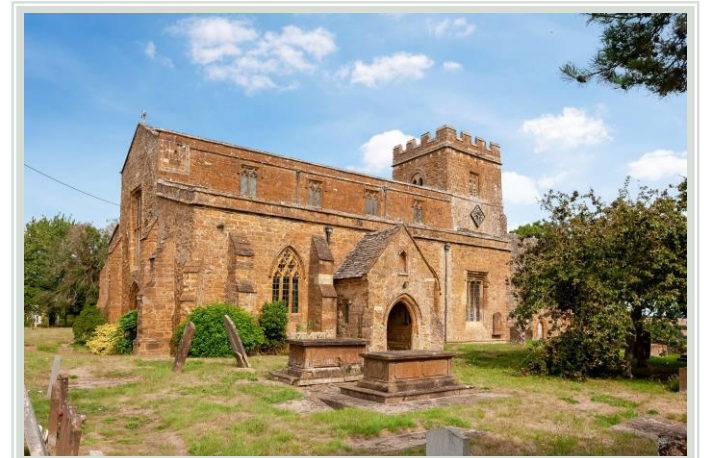
LOCAL AUTHORITY

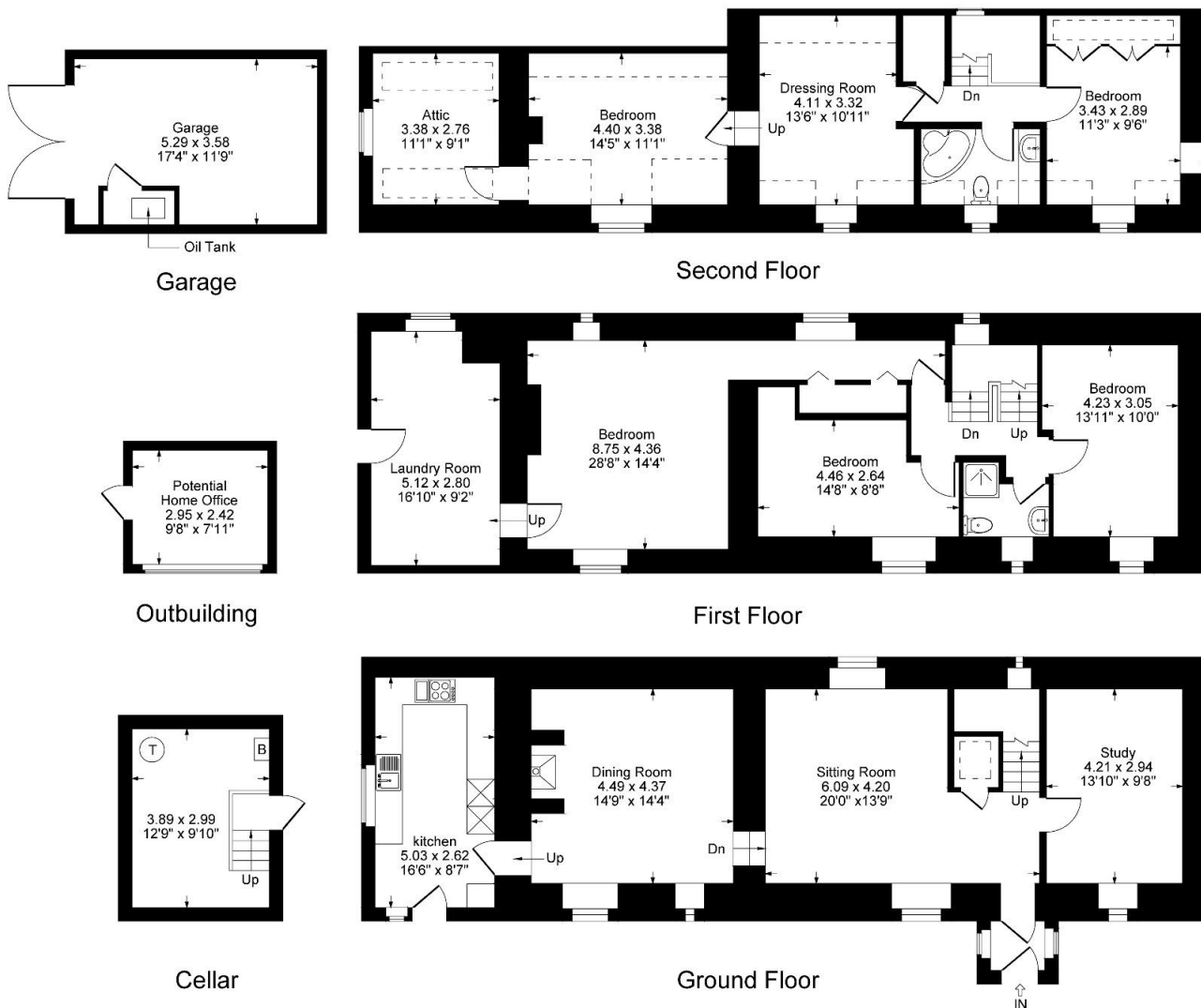
Cherwell District Council
Council Tax Band: F

VIEWINGS

Strictly by prior appointment only with the agents, Mark David Estate Agents, Deddington
01869 338898

GUIDE PRICE: £600,000





Approximate Gross Internal Area = 233.57 sq m / 2514 sq ft
 Garage = 19.23 sq m / 207 sq ft
 Outbuilding = 7.34 sq m / 79 sq ft
 Total Area = 260.14 sq m / 2800 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Mark David
 ESTATE AGENTS

www.mark-david.co.uk
www.mayfairoffice.co.uk

Market House, Market Place, Deddington
 OX15 0SB
 Tel: 01869 338898
 Email: deddington@mark-david.co.uk

London Branch
 The Mayfair Office, Cashel House,
 15 Thayer Street, London, W1U 3JT
 Tel: 0207 467 5330

Branches also at: Banbury, Chipping Norton & London

Important Notice

Mark David Estate Agents for themselves and their clients give notice that:-
 1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Mark David Estate Agents have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise. 4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries. 5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if traveling some distance.

