

Overthorpe Road, Overthorpe,
Banbury, Oxfordshire, OX17 2AH



Mark David
ESTATE AGENTS



OVERTHORPE

OVERTHORPE ROAD, OVERTHORPE,
BANBURY, OXFORDSHIRE, OX17 2AH

A beautifully presented detached stone single storey dwelling offering flexible accommodation that has been completed to an extremely high standard and is located overlooking countryside, with double garage (with option to extend up), ample further off street parking and gardens

Accommodation

Spacious Entrance Hall, Shower Room, Sitting Room, Kitchen/Dining Room, Utility Room, Master Bedroom with En-suite Bathroom, Bedroom, Bedroom, Bedroom/Office.

Private driveway, parking for numerous vehicles, outside electric vehicle charging point, detached double garage with room above. Enclosed garden with countryside views.

The property is superbly presented and benefits from air source underfloor heating, double glazed windows and has the provision for solar panels.

When the property was built-in 2023 a number of upgrades and changes were made to the property to a cost of approximately £45,000. A list can be provided on request.

The plot measures approximately 0.6 acres to include the access road and verges leading to the property.
Approximate Internal Total Area 2356 sq.ft./ 218.88 sq.m.

Guide Price: £775,000





ACCOMMODATION

ENTRANCE HALL – TILED FLOOR, BUILT-IN AIRING CUPBOARD, TWO DOUBLE GLAZED WINDOWS TO REAR ASPECT. BUILT-IN DOUBLE CUPBOARD WITH HANGING RAIL AND SHELVES.

SHOWER ROOM – COMPRISING OF WHITE SUITE OF WALK-IN SHOWER WITH SHOWER AND RAIN SHOWER OVER. HAND WASH BASIN WITH VANITY UNIT BELOW, LOW LEVEL WC, LUXURY ITALIAN TILED FLOOR AND WALLS.

SITTING ROOM – ATTRACTIVE LOG BURNING FIRE, SLATE TILED FLOOR, TWO DOUBLE GLAZED WINDOWS TO SIDE ASPECT, AND DOUBLE GLAZED WINDOW TO REAR ASPECT.

KITCHEN/DINING ROOM – FITTED WITH A RANGE OF MOUNTED WALL AND BASE UNITS WITH A CENTRAL ISLAND INCORPORATING A NEFF INDUCTION ELECTRIC COOKER AND RAISING GLASS EXTRACTOR UNIT. RANGE OF BUILT-IN APPLIANCES INCLUDING FULL ELECTRIC OVEN/COMBINATION OVEN AND PLATE WARMING OVEN, FULL LENGTH FRIDGE AND FREEZER, AND DISHWASHER. RANGE OF QUARTZ WORKSURFACES AND SPLASHBACKS. TILED FLOOR. VAULTED CEILING WITH TWO DOUBLE GLAZED VELUX WINDOWS, FOUR DOUBLE GLAZED WINDOWS WITH COUNTRYSIDE VIEWS. DOUBLE GLAZED BI-FOLD DOORS WITH INCORPORATED BLINDS TO GARDEN WITH COUNTRYSIDE VIEWS. DOUBLE GLAZED DOORS TO ENTRANCE HALL.

UTILITY ROOM – FITTED WITH A RANGE OF BASE UNITS WITH QUARTZ WORK SURFACES AND SPLASHBACKS, PLUMBING FOR WASHING MACHINE AND TUMBLE DRYER. TILED FLOOR, DOOR TO GARDENS, AND POWER SUPPLY IN TALL CUPBOARD.

MASTER BEDROOM - THREE DOUBLE GLAZED WINDOWS TO FRONT ASPECT WITH COUNTRYSIDE VIEWS. SEMI-VAULTED CEILING, DOUBLE GLAZED WINDOWS TO SIDE ASPECT. RANGE OF BUILT-IN WARDROBES TO THE ENTRANCE TO THE BEDROOM WITH MIRRORED SLIDING DOORS.

EN-SUITE BATHROOM – COMPRISING WHITE SUITE OF FREESTANDING OVAL BATH, WALK-IN DOUBLE SHOWER AREA WITH SHOWER AND RAIN SHOWER OVER. OVAL HAND WASH BASIN SET ON A GRANITE SURFACE WITH CUPBOARDS UNDER. LOW LEVEL WC, LUXURY ITALIAN TILED WALLS AND FLOOR. DOUBLE GLAZED WINDOW TO SIDE ASPECT.

BEDROOM – DOUBLE GLAZED WINDOW TO FRONT ASPECT.

BEDROOM – DOUBLE GLAZED WINDOW TO FRONT ASPECT WITH COUNTRYSIDE VIEWS. BUILT-IN DOUBLE WARDROBE, ACCESS TO LOFT SPACE.

BEDROOM/OFFICE – TILED FLOOR, DOUBLE GLAZED WINDOW TO REAR ASPECT.



SITUATION & AMENITIES

Overthorpe is a small village on the edge of Banbury which overlooks the Cherwell Valley.

Shopping facilities can be found in nearby Banbury (c. 2 miles) which include the Castle Quay Shopping Centre, Gateway Retail Park, and the Spiceball Leisure Centre. Soho Farmhouse is 14 miles and Bicester Village 20 miles.

It offers fantastic transport links with a mainline railway station in Banbury with services to London Marylebone (c. 1 hour) and the M40 (J11) provides access to both London and Birmingham.

There is a primary and secondary school available in Middleton Cheney and private prep school (Overthorpe) and independent school (Carrdus) at nearby Banbury.

DISTANCES

Banbury c. 2 miles

Bicester c. 17 miles

Chipping Norton c. 16 miles

Milton Keynes c. 30 miles

Birmingham c. 53 miles

Warwick c. 21 miles

Leamington Spa c. 22 miles

Stratford-upon-Avon c. 29 miles

Oxford c. 32 miles





SERVICES

The property has air sourced underfloor heating throughout. Mains water and electricity are also connected to the property, and drainage waste is plumbed directly into a private treatment plant. There is also the provision for solar panels.

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

South Northamptonshire Council
Council Tax Band: F

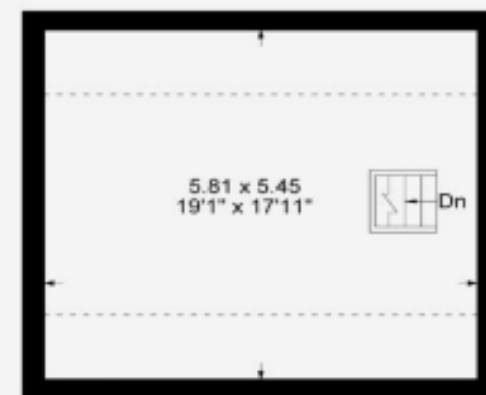
VIEWINGS

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

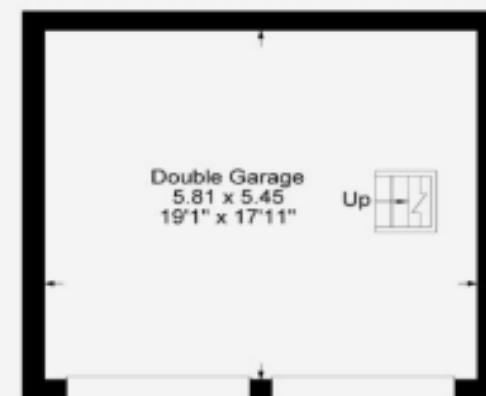




Approximate Gross Internal Area
 Ground Floor = 155.56 sq m / 1674 sq ft
 Garage Ground Floor = 31.66 sq m / 341 sq ft
 Garage First Floor = 31.66 sq m / 341 sq ft
 Total Area = 218.88 sq m / 2356 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



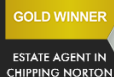
Garage First Floor



Garage Ground Floor

Mark David

E S T A T E A G E N T S



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