



18 Wallin Road
Adderbury, OX17 3FA



ROUND & JACKSON
ESTATE AGENTS





An impressive and very substantial six bedroom David Wilson built detached family home with a double garage and good size garden and located in the popular village of Adderbury on the popular Adderbury Fields development.

The property

18 Wallin Road, Adderbury is a substantial family home which was built by the highly regarded David Wilson Homes in 2016. The property has very versatile living accommodation arranged over three floors and sits on a good sized plot at the end of a very quiet cul-de-sac. The living accommodation is arranged as follows. On the ground floor there is a spacious and very welcoming hallway, a sitting room, a study, a W.C and a very large and impressive, open plan kitchen/diner/ sunroom. On the first floor there are four large bedrooms with one having an en-suite bathroom and there is a further family bathroom. On the second floor there are two further large bedrooms with an en-suite and there is also a further shower room with toilet. Outside there is a large double garage with driveway parking for two vehicles and there is a good sized lawned garden to both the rear and side aspects. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious and welcoming hallway with doors leading to the ground floor rooms and stairs rising to the first floor. There is quality Amtico flooring throughout and there is a useful built-in storage cupboard with a hanging rail fitted.

Study

Window to the front aspect with plenty of space for office furniture.

W.C

Fitted with a white suite comprising a toilet and hand basin with a window to the side aspect and there is attractive tiling to the splash back areas and the Amtico flooring from the hallway continues.

Sitting Room

A good sized sitting room with dual aspect windows to the rear and side aspects.

Kitchen/Diner/Sun Room

An impressive open plan entertaining space spread across three areas. You enter the room in the dining area where there is ample space for a table and chairs and there is a window to the front aspect. From here the room opens into the kitchen which is fitted with a range of white shaker style cabinets with quality granite worktops over. There is an inset one and a half bowl sink with drainer and there are a range of integrated appliances including a double electric oven, a fridge freezer, a dish washer and a washing machine and there is a five ring gas hob with extractor hood over, a wine fridge and plinth heater. The kitchen also benefits from having a central island with a breakfast bar and cupboards beneath with a wooden worktop fitted. From the kitchen there is a door leading into the utility room and a built-in storage cupboard. The kitchen then leads into an impressive sun room with Velux type windows and there are double doors leading into the rear garden. The three areas all have quality Amtico flooring fitted.

Utility Room

Fitted with a range of cabinets in keeping with the kitchen and granite worktops are fitted. There is an inset sink with drainer and there is an integrated washing machine and space for a tumble dryer. The Amtico flooring from the kitchen continues.

First Floor Accommodation

On the first floor there is spacious landing with doors leading off and a large built-in storage cupboard with a hanging rail and there is a further cupboard housing the hot water tank. There are stairs leading to the second floor and there is a window to the front aspect. There are four good sized double bedrooms on this floor and the largest of the four has good quality fitted wardrobes to two walls and there is an en-suite bathroom which comprises a panelled bath, walk-in shower cubicle, toilet and wash basin with a vanity storage unit beneath and there is a heated towel rail fitted. The en-suite has a window to the side aspect and very attractive tiled splash backs. There is a further family bathroom on this floor which is again fitted with a white suite comprising a panelled bath, toilet and wash basin and there is a separate shower cubicle. There is a heated towel rail and attractive tiling and there is a window to the rear aspect.



Second Floor Accommodation

A spacious landing with doors to all rooms and a large built-in storage cupboard. and there is a window to the front aspect. There are two large double bedrooms on this floor, the largest of which has quality fitted wardrobes to one wall and dual aspect windows to the front and rear. This bedroom also has an en-suite which is fitted with a white suite comprising a shower cubicle, toilet and wash basin and there is a heated towel rail and attractive tiling and there is a Velux type window to the rear aspect. The second bedroom on this level is also a large double bedroom with two Velux type windows to the rear and a built-in storage cupboard.

Garage

There is a large detached double garage with power and lighting with two up-and-over electric doors fitted and there is a further pedestrian door leading into the garden. There is driveway parking for two vehicles on the driveway.

Outside

To the rear of the property there is a large lawned garden that continues to the side aspect where there is a gravelled seating area and there are planted borders throughout the garden. There is a paved patio adjoining the house and there are hot and cold water taps fitted and there is gated access to the driveway and also to the front of the property. To the front of the property there is a pathway leading to the front door and a neat hedgerow giving privacy and to the side there are established scattered slate borders with established planting.

Situation

Adderbury is a particularly sought after village just south of the market town of Banbury, comprising a selection of large ironstone houses and thatched cottages. Excellent local facilities include a hairdresser, post office, library, village store, a number of public houses and a fine fourteenth century church. The nearby market town of Banbury offers retail, sporting and leisure facilities. Local education includes a primary school in the village and the Warriner Comprehensive in Bloxham. Prep schools are St Johns Priory (Banbury) and Carrdus (Overthorpe). Independent schools; Bloxham (Co-ed), Tudor Hall (girls) and Sibford (Co-ed) private schools. There are two private bus services, one for Warwick School and another for Oxford schools. M40 Motorway connections at Junction 11 (Banbury) for the north and Junction 10 (Ardley) for the south. Regular train services from Banbury to London (Marylebone from 56 minutes). Sporting and leisure activities include an excellent squash and tennis club in Adderbury itself; golf on the edge of the village and at Tadmerton Heath, horse racing at Warwick, Stratford and Towcester, motor racing at Silverstone, Bannatyne's Health Club in Bodicote, RSC in Stratford-upon-Avon and a multitude of cultural activities in Oxford.

Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). After approximately 2.5 miles Adderbury will be reached. Having travelled over the traffic lights on the edge of the village take the first right hand turning to the village green. Keep on this main street through the village passing the Pump House garage on New Street and continue as the road bears around to the left then turn right as the road splits onto the Milton Road. Wallin Road will be found as the second road on the left left after a short distance and number 18 will be found at the very end of the road on the right hand side.

Services

All mains services are connected. The gas fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Tax band G.

Tenure

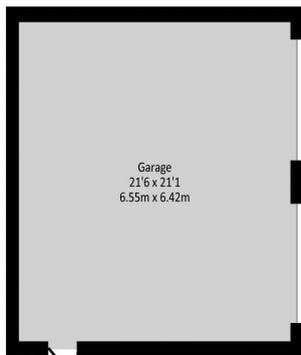
A Freehold property.

Viewing arrangements

By prior arrangement with Round & Jackson.

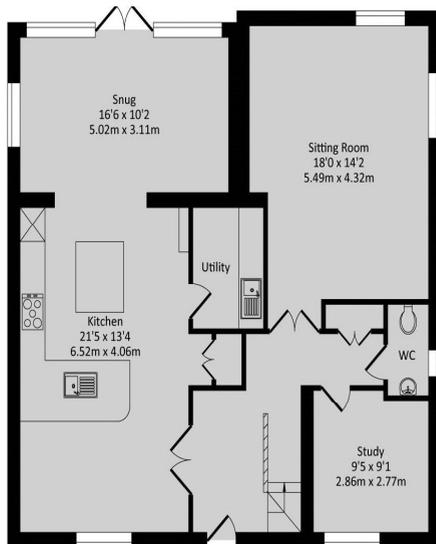


Garage
Approx. Floor
Area 452 Sq.Ft.
(42.0 Sq.M.)

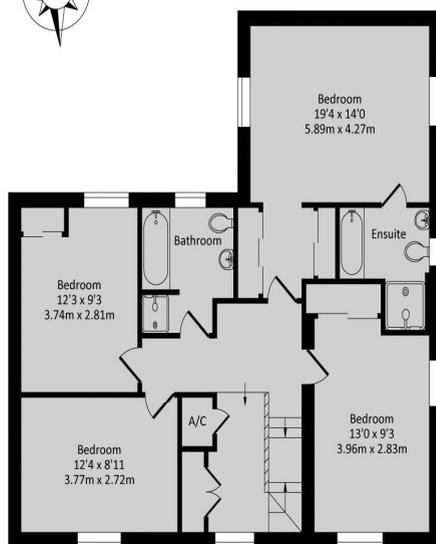


(Not Shown In Actual Location / Orientation)

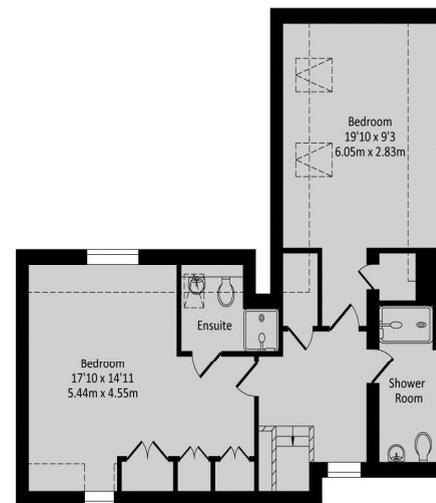
Ground Floor
Approx. Floor
Area 1062 Sq.Ft.
(98.70 Sq.M.)



First Floor
Approx. Floor
Area 859 Sq.Ft.
(79.80 Sq.M.)



Second Floor
Approx. Floor
Area 671 Sq.Ft.
(62.30 Sq.M.)



Total Approx. Floor Area 3044 Sq.Ft. (282.80 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		92 A
81-91	B	87 B	
69-80	C		
55-68	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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