



MAXWELLS





**Croft Cottage, Oxford Road, Adderbury, Banbury, Oxfordshire. OX17 3NQ**  
**Guide Price £500,000 - Freehold**



## PROPERTY DESCRIPTION

Set in the highly prized village of Adderbury is this period family home offering plenty of accommodation over three floors and some delightful character features including exposed timber A-Frames to two of the bedrooms, fireplaces and stripped timber floors.

The property is set back from the path with the front door opening into a small lobby with door opening to the sitting room and a door opening with stairs leading to the traditional cellar. The sitting room is a lovely space with an open fireplace and Adams style surround. Stairs rise to the first floor landing while doors lead to the dining room and kitchen/breakfast room. The dining room is situated on the front of the house with a double glazed window and period cast iron fireplace with surround.

On the rear of the house is the well appointed kitchen/breakfast room which offers plenty of work top space, cabinets and a feature range style cooker. There are two windows overlooking the rear garden which offer plenty of natural light and there is plenty of space for a breakfast table while a stable door leads out to the rear garden.

On the first floor are doors leading to bedrooms one and two plus stairs rising to the second floor. The master bedroom has large fitted double wardrobes, a window to the front and a well appointed en suite shower room. Bedroom two is also a generous double bedroom with built in wardrobes all along the back wall plus a window to the front.

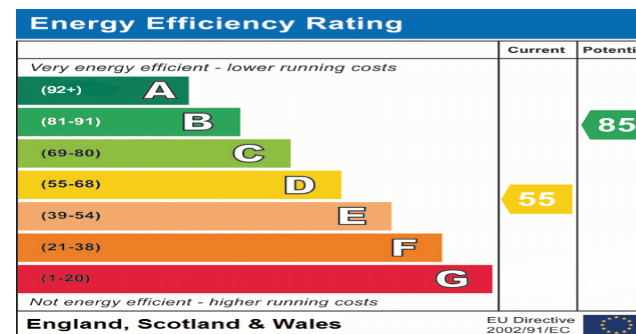
On the second floor are bedrooms three & four plus the family bathroom. Both bedrooms are good sized double rooms and have two fitted double wardrobes. The family bathroom is fitted with a lovely roll top bath, wash hand basin and low level w.c.

The rear garden is a great size measuring approximately 80'. It is completely enclosed and laid mainly to lawn with a selection of attractive, mature trees and hedge borders. Adjacent to the rear of the house is a good sized outbuilding housing the boiler.

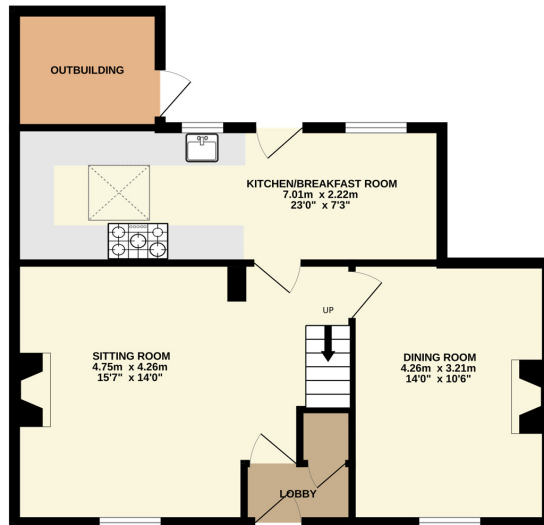
We have been advised that the property is connected to all mains services including water, drainage, electricity and gas. The house is in council tax band D with Cherwell District Council. The sellers have asked us to advise potential viewers that there is no off road parking at Croft Cottage and it is not possible to park outside of the house due to it's location. The nearest on street parking is across the road on High Street opposite the village green.

## POINTS OF INTEREST

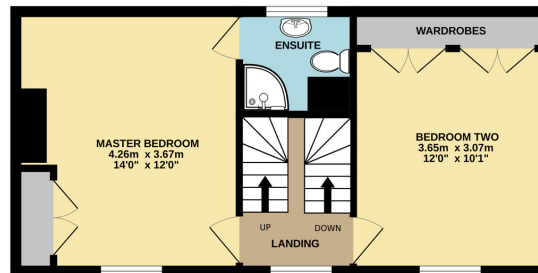
- Period Property
- Highly Prized Village
- Four Large Bedrooms
- Two Reception Rooms
- Fitted Kitchen/Breakfast Room
- Large, Enclosed Rear Garden
- En Suite To Master Bedroom
- Attractive Period Features



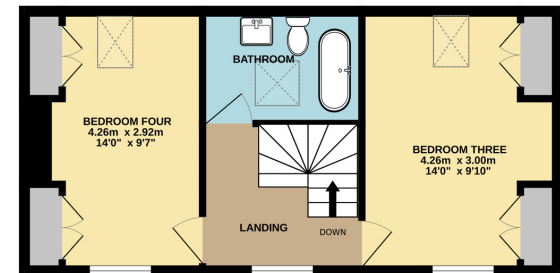
GROUND FLOOR  
56.0 sq.m. (603 sq.ft.) approx.



1ST FLOOR  
36.4 sq.m. (391 sq.ft.) approx.



2ND FLOOR  
36.8 sq.m. (396 sq.ft.) approx.



TOTAL FLOOR AREA : 129.2 sq.m. (1390 sq.ft.) approx.

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 and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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