MAXWELLS

Brook Furlong, School Lane, Wigginton, Banbury, Oxfordshire. OX15 4JX

Guide Price £795,000 - Freehold

PROPERTY DESCRIPTION

Brook Furlong was built in 1973 and has been in the same family ever since. The house is set back from the road and is accessed by a well maintained driveway leading to ample off street parking surrounded by lawns and mature shrubs.

There is a useful entrance porch which leads to the front door of the property leading onto a spacious entrance hall. There is a larger than average cloakroom comprising of low level W.C and washbasin, as well as double glazed window to front. Facing the front is the second reception, currently being used as a study. This would also work well as a playroom, snug or reading room. Behind glazed double doors is the principal reception room which offers a wealth of natural light. There are double doors to the rear garden terrace as well as feature fireplace. Off the principal reception room sits the dining room. This in turn leads onto the L shaped kitchen with large window to the front of the property. Off the kitchen there is a very useful utility space with side access door.

Upstairs are four bedrooms. Facing the rear of the property is one double bedroom and one single bedroom plus family shower room. To the front of the property sits the fourth bedroom, currently being used as a study, as well as the master bedroom with en suite bathroom. There is a loft which is fully boarded and has electricity and a drop down ladder. Outside, and attached to the property, is a double garage with up and over door. To the rear of the house sits a large walled patio area, which in turns leads to the sizeable garden. The garden is host to a number of mature trees (including five apple trees), bushes and wildlife.

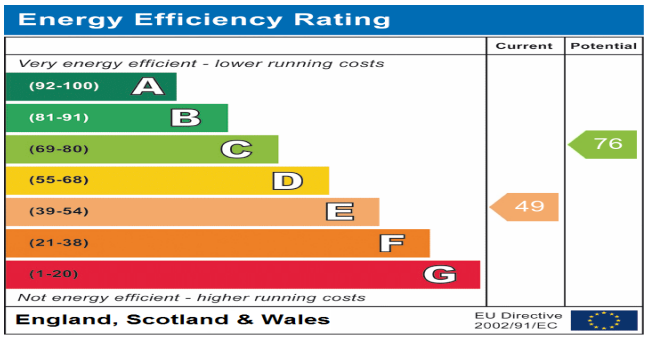
Wigginton is a peaceful and desirable village located between the market towns of Chipping Norton and Banbury. The village has a Parish church, Methodist chapel and there is a Roman Catholic Church in nearby Chipping Norton, with more amenities found at Hook Norton (2 miles), Bloxham (4 miles) and Deddington (6 miles). Further amenities and requirements can be found in Banbury and Oxford. Banbury station is approximately 8 miles away with direct services to London Marylebone (from 56 minutes). Alternatively, there is also a regular service from Charlbury to Paddington (from 80 minutes).

There is a good selection of local state and independent schools, most notably primary schooling at Great Tew, Prep at Carrdus (Overthorpe), St Johns Priory (Banbury) and Winchester House (Brackley) and secondary at Sibford School, Tudor Hall and Bloxham School. Oxford has a large selection of independent schools Including The Dragon, Summerfields, Magdalen College School, St Edwards, d'Overbroecks and the Oxford High School.

Agent Note: We have been informed by our vendor that there are brown long earned bats present in the loft space. For more information, please consult the bat conservation trust –

POINTS OF INTEREST

- DETACHED PROPERTY
- SITTING ON A PLOT OF APPROXIMATELY 1 ACRE
- DOUBLE GARAGE
- FOUR BEDROOMS
- TWO BATHROOMS (ONE EN SUITE)
- UTILITY ROOM
- AMPLE OFF STREET PARKING
- IMPRESSIVE FRONTAGE
- POTENTIAL TO EXTEND (STP)
- MATURE SOUTH FACING GARDEN
- POPULAR VILLAGE LOCATION
- BENEFITTING FROM DOUBLE GLAZING
- BUILT IN 1973
- SOLAR PANELS
- THERMAL TUBES (FOR HOT WATER)
- OIL CENTRAL HEATING



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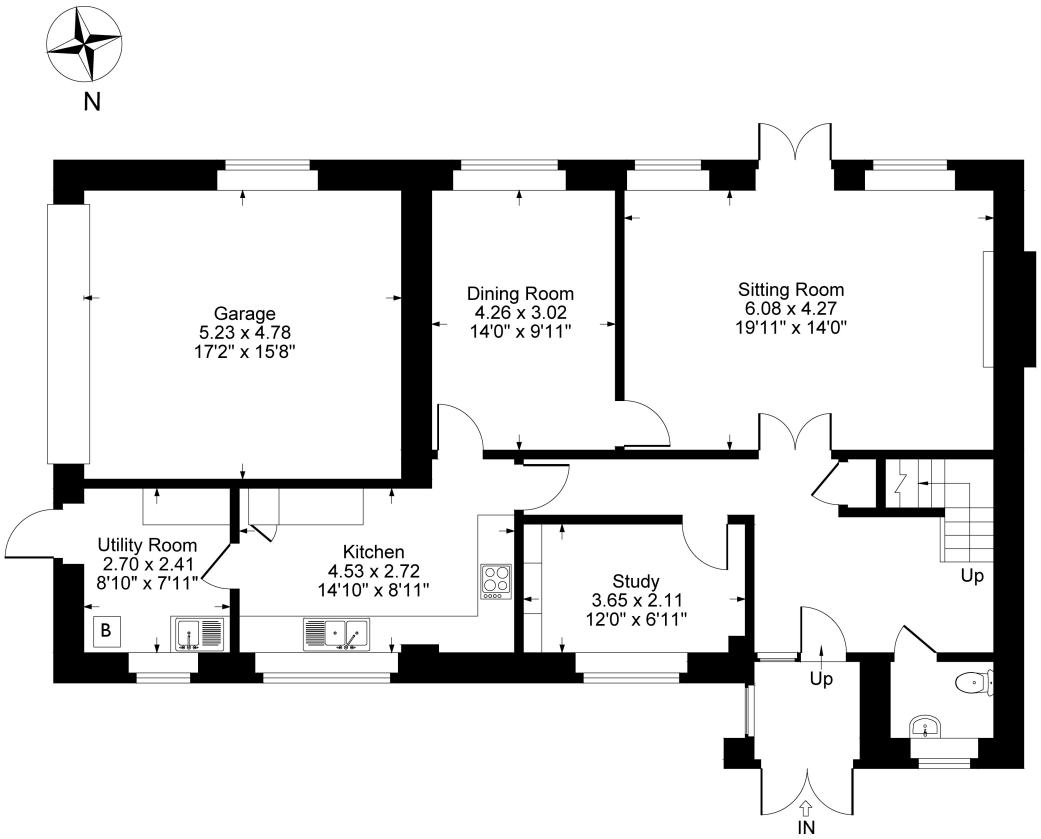
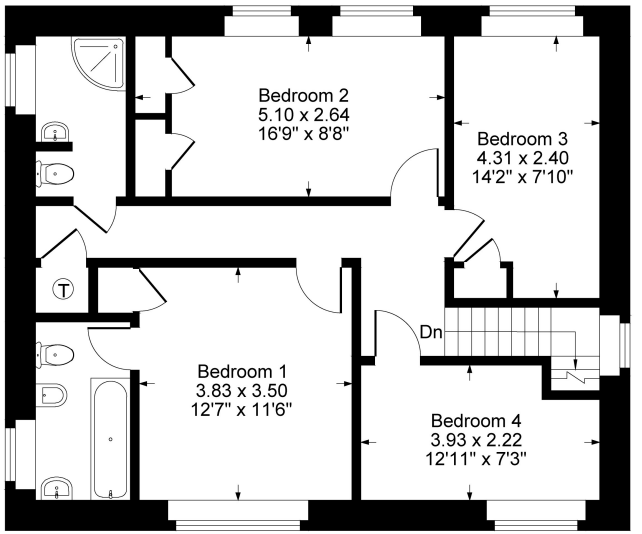


Ground Floor



First Floor

Approximate Gross Internal Area = 162.81 sq m / 1752.47 sq ft
Garage = 24.84 sq m / 267.37 sq ft
Total Area = 187.65 sq m / 2019.84 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.