



MAXWELLS



35 Garners Field, Great Bourton, Oxfordshire. OX17 1FH
Guide Price £695,000 - Freehold



PROPERTY DESCRIPTION

Beautifully presented and extremely energy efficient with an EPC rating of 101 (A), this five bedroom, stone built detached family home offers a tremendous amount of accommodation and benefits from solar panels with battery storage plus a large double garage.

Set on the edge of Great Bourton in a residential no through road, the property is set back from the road with small gardens to the front and side plus a driveway leading to the large double garage. There is a timber gate providing pedestrian access to the rear garden, an electric car charging point and pathway leading to the front door.

The large entrance hall has doors leading to all ground floor accommodation plus stairs rising to the galleried landing. The sitting room is a great size with French doors opening out to the private rear garden. To the front of the house is both the study, which is fitted with shelving and a desk, and the lounge. The heart of the home is the large, L-shaped kitchen/dining/family room which offers a comprehensive range of cabinets and fitted appliances plus superb family living space and bifold doors opening to the private rear garden. Completing the ground floor accommodation is a cloakroom and large utility room.

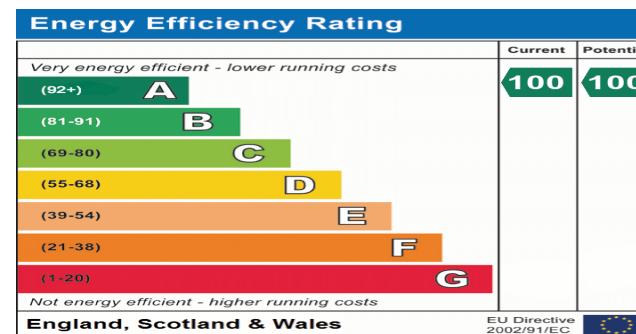
From the galleried landing are doors leading to all bedrooms, the family bathroom and access to the loft space. The master bedroom and guest bedroom both have fitted double wardrobes and well appointed en suites. Bedrooms three and four are both good sized doubles while bedroom five is lovely single room. The family bathroom offers a four piece suite including a fitted double shower and tiling to all splash prone areas.

The rear garden is enclosed by an attractive stone wall and laid mainly to lawn with a paved patio area adjacent to the rear of the house. There is pedestrian access to the large double garage which has power and light connections plus two up and over doors.

35 Garners Field is a very efficient family home with electric air source heating, heavily insulated walls, floors, ceilings and roof plus QCELLS 390W mono duo G9 black frame solar panels and a Tesla Powerwall 2 with Gateway backup hardware. This extremely energy efficient set up has reduced the owners costs tremendously and makes this a very affordable house to run and heat.

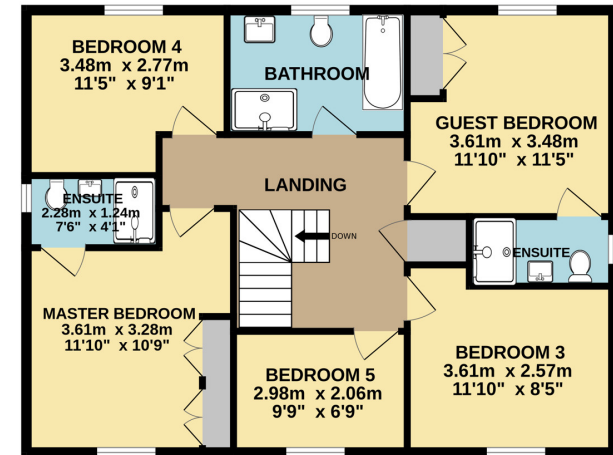
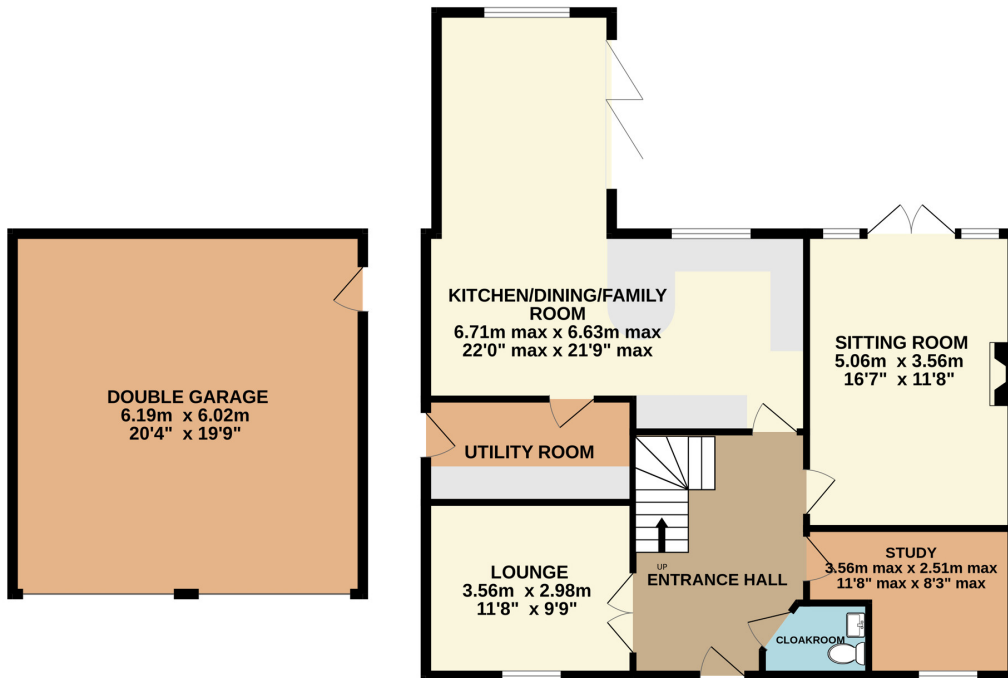
POINTS OF INTEREST

- Energy Efficient Detached Family Home
- Solar Panels with Battery Storage
- EPC Rating Of 85(B)
- Village Location
- Three Reception Rooms
- Large L - Shaped Kitchen / Dining / Family Room
- Five Bedrooms
- Two En Suites
- Utility Room
- Cloakroom
- Large Double Garage & Driveway
- Enclosed Rear Garden



GROUND FLOOR
124.9 sq.m. (1344 sq.ft.) approx.

1ST FLOOR
76.5 sq.m. (824 sq.ft.) approx.



TOTAL FLOOR AREA : 201.4 sq.m. (2168 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.
Made with Metropix ©2024

