



13 Wallin Road, Adderbury
Banbury, Oxfordshire, OX17 3FA



ROUND & JACKSON
ESTATE AGENTS





A spacious and beautifully presented four-bedroom link-detached home, enjoying a delightful position overlooking a large green area on the edge of this attractive and well-served village.

The property

13 Wallin Road, Adderbury is a superb modern home, very pleasantly positioned fronting a large green area on the edge of this highly regarded village. The property is beautifully presented throughout and is offered for sale with no onward chain. The ground floor features a spacious and welcoming entrance hall, a cloakroom, a sitting room with an attractive bay window, a generous study/home gym, and a stylish open-plan kitchen/dining room ideal for modern family living and entertaining. To the first floor is a central landing leading to four bedrooms, including a large principal bedroom with fitted wardrobes and a contemporary en-suite shower room. A modern family bathroom completes the accommodation. To the rear, the property enjoys a beautifully landscaped garden with a large patio area and lawn, complemented by well-stocked flower and plant borders. Parking is accessed from the rear, with tandem driveway parking for two vehicles and an additional space beyond the rear boundary fence.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A spacious hall with stairs to the first floor and doors to all ground floor accommodation.

Cloakroom

Wash hand basin and low level WC.

Sitting Room

A large reception room with ample space for lounge furniture and a bay window to the front.

Kitchen/Dining Room

A large open plan room with space for lounge and dining furniture and double doors onto the garden. The kitchen area is well fitted with a range of eye level cabinets and base units and drawers with work surfaces over and an inset six ring hob and a sink and drainer. Integrated appliances include an integrated double oven, a fridge-freezer and dishwasher.

Study/Home Gym

The garage has been divided into a generous study/home gym and a store room. The study/gym is accessed via the hallway and the store in accessed via the driveway and study/gym.

First Floor Landing

A central landing with a hatch to the loft space, an airing cupboard and doors to all first floor accommodation.

Master Bedroom

A large double room with fitted wardrobes and a modern en-suite shower room.

Bedroom Two

A very large double room with windows to the front and rear.

Bedroom Three

A double room with a window to the rear.

Bedroom Four

A good sized single room with a window to the rear.

Bathroom

Fitted with a modern suite comprising a panelled bath with a shower over, a wash hand basin and low level WC. Attractive modern tiling, window to the side.



Outside

To the rear, the property enjoys a beautifully south facing landscaped garden with a large patio area and lawn, complemented by well-stocked flower and plant borders. Parking is accessed from the rear, with tandem driveway parking for two vehicles and an additional space beyond the rear boundary fence.

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 after a short distance and number 13 will be found at the front of the development on the left hand side. Vehicular access is gained from the rear, take the first turn on the left where the property will be found.

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 coffee shop, 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 a squash and tennis club in Adderbury itself; golf on the edge of the village and at Tadmarton 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. Soho Farmhouse is a private members country club located just 8 miles distance in Great Tew.

Services

All mains' services are connected.

Local Authority

Cherwell District Council. Tax band E.

Tenure

A Freehold property.

Viewing Arrangements

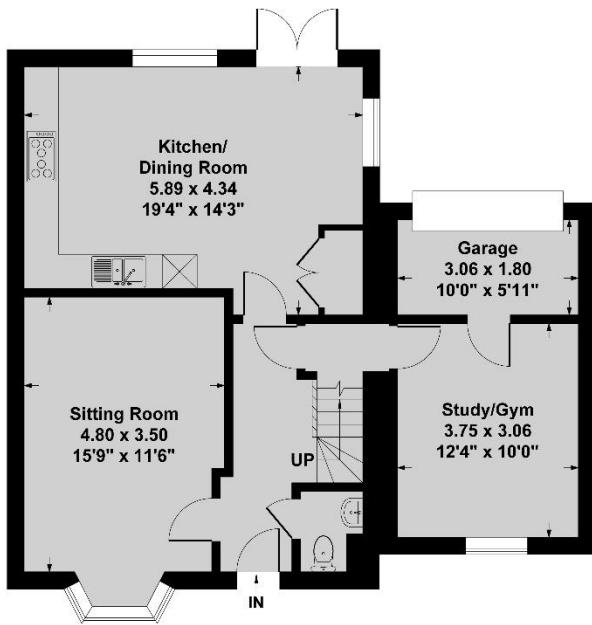
By prior arrangement with Round & Jackson.

Development Charge

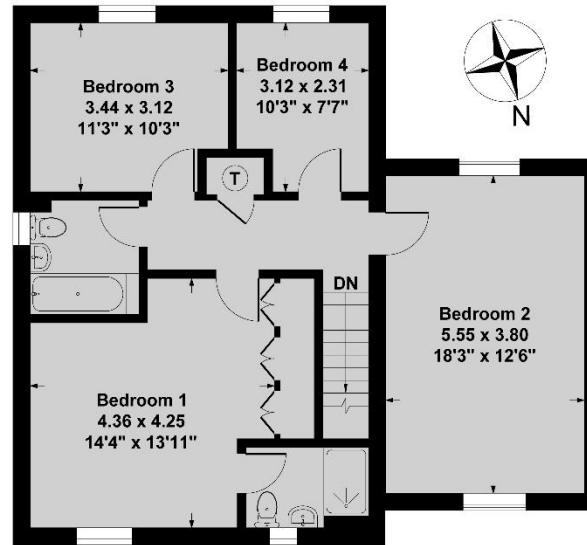
The charge for 2025 was approximately £260.

Asking Price: £475,000





Ground Floor



First Floor

Ground Floor Approx Area = 70.96 sq m / 764 sq ft
First Floor Approx Area = 73.18 sq m / 788 sq ft
Garage Approx Area = 5.26 sq m / 57 sq ft
Total Area = 149.40 sq m / 1609 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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