



44 Highlands, Tadmarton
Banbury, Oxon, OX15 5SR





An exceptional village home which has recently been modernised to an incredibly high standard with spacious accommodation and a beautifully landscaped garden with far reaching countryside views. An exclusive development for those aged 55 and above.

The property

Highlands, Tadmarton is a highly regarded and unique development situated in an elevated, rural location between the villages of Lower Tadmarton and Bloxham. The development is surrounded by open countryside and there are beautifully landscaped communal grounds with attractive pathways, woodland areas and far reaching, unspoilt views. 44 Highlands is an exceptional property which has recently been modernised to a high standard with improvements including a re-fitted kitchen, a re-fitted family bathroom, new flooring throughout, redecoration throughout, a wood burning stove in the sitting room, a high quality en-suite shower room, a re-fitted cloakroom, new windows and a new conservatory roof. The accommodation is very spacious and is well planned, on the ground floor there is an entrance hallway, a cloakroom/WC, a kitchen, a large sitting room and a conservatory/garden room. On the first floor there is a large hallway, a superb master bedroom with dressing area and en-suite, a large second bedroom and a family bathroom. To the rear of the property there is a beautifully landscaped garden with well stocked flower and plant borders, a variety of trees and a patio adjoining the house. There are beautiful views of the surrounding countryside.

Entrance Hallway

A spacious entrance hall with the main door to the front, Karndean flooring, stairs to the first floor and doors to the kitchen, sitting room and cloakroom.

Cloakroom/WC

Recently fitted with a modern wash hand basin and WC. Attractive tiling, Karndean flooring.

Kitchen

A beautifully re-fitted kitchen with modern shaker style, eye level cabinets and base units and drawers with work surfaces over. Inset sink and draining board, induction hob with extractor over, integrated Miele oven and microwave, space for a dishwasher and washing machine, space for a fridge-freezer, Karndean flooring and a window to the front.

Sitting Room

A large reception room with a fireplace and wood burning stove and ample space for lounge and dining furniture. Door to the conservatory.

Conservatory

A useful additional room with Karndean flooring, which is ideal for relaxing or which could be used as a dining room with access on to the garden.



First Floor Landing

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

Master Bedroom

A superb master bedroom suite. Double bedroom with a window to the rear, dressing room with a range of fitted wardrobes and a re-fitted en-suite shower room. The en-suite has been re-fitted to a high standard and comprises a double shower cubicle, a wash hand basin with Victorian style pedestal, and a low level W.C. Attractive modern tiling and Karndean flooring.

Bedroom Two

A large double room with a window to the rear.

Bathroom

Beautifully re-fitted with a modern suite comprising a panelled bath, a wash hand basin and a low level W.C. Attractive, modern tiling and Karndean flooring.

Garage and Parking

Parking space on a block paved area in front of the single garage accessible via an up and over door. This is the middle of three garages located in front of the property.



Outside

To the rear of the property there is a beautifully landscaped garden with stunning views of the surrounding countryside. The garden has been expertly landscaped with well stocked flower and plant borders, an artificial lawn and a paved patio adjoining the house.

Situation

Tadmarton is situated due west of Banbury. It has an active community centering around the village hall, a local public house and has two golf courses nearby (Tadmarton and Rye Hill). Local schooling will be in the nearby villages of Sibford and Bloxham. The market town of Banbury offers a range of shopping and recreational facilities together with junction 11 of the M40 motorway and the main line railway to London Marylebone in under an hour. Soho Farmhouse is within easy reach being just 7 miles from the village.

Directions

From Banbury proceed in a Westerly direction toward Shipston-on-Stour (B4035). Travel through the village of Broughton and after approximately 1 mile turn left where signposted to Bloxham and Highlands. After approximately a $\frac{1}{4}$ of a mile turn left into Highlands and follow the long driveway to the end of the road. The property will be found in the right hand corner.

Services

All mains services are connected.

Agent's Note

This is an age restricted development, at least one occupier of the property must be aged 55 or over. It is a freehold property however there is a service charge for the communal areas which is currently £72 per month.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Local Authority

Cherwell District Council. Tax band D.

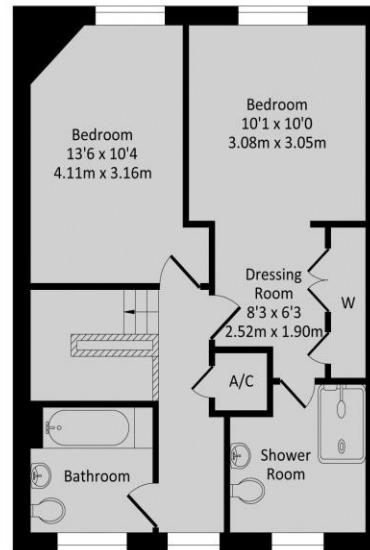
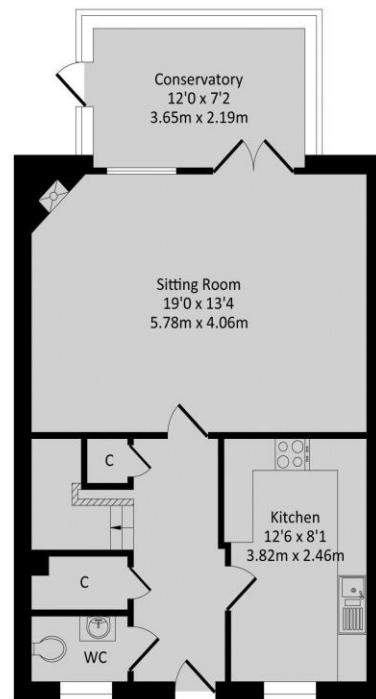
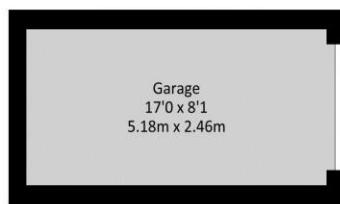
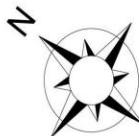
Asking Price - £425,000



Garage
Approx. Floor
Area 137 Sq.Ft.
(12.7 Sq.M.)

Ground Floor
Approx. Floor
Area 587 Sq.Ft.
(54.5 Sq.M.)

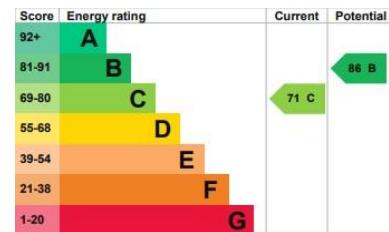
First Floor
Approx. Floor
Area 496 Sq.Ft.
(46.1 Sq.M.)



Total Approx. Floor Area 1220 Sq.Ft. (113.3 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.



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