



St Christopher, Stratford Road  
Drayton





# St Christopher, Drayton

Banbury, Oxon, OX15 6EN

Offers in excess of £825,000

A substantial detached stone built house with seven bedrooms, five reception rooms, a double garage and gardens measuring approximately one acre, located on the edge of this popular village.

## The Property

St Christopher, Drayton is a substantial detached family house which is pleasantly located on the edge of this popular village. The property requires modernisation and has huge potential to improve and reconfigure with an approximate overall measurement of 4647 square feet.

On the ground floor there is a large entrance hallway, a shower room, six reception rooms, a kitchen/breakfast room and a utility room. On the first floor there is a very large landing, seven double bedrooms (one en-suite), a family bathroom and an additional shower room. On the second floor there is a huge loft space which could be used to create additional accommodation if required.

The property sits on a generous plot which measures approximately one acre, to the front there is a large driveway and a double garage and to the rear there are large gardens which are laid to lawn with a mixture of established trees and a paved patio adjoining the house.

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

## Ground Floor Accommodation

On the ground floor there is extensive accommodation which is well thought out and offers great flexibility on living arrangements. The central hallway leads on to a spacious sitting room with a bay window and a fireplace and a large family room with a sliding door to the garden. There is also a snug with an open fireplace, a garden room, a play room and a dining room. The kitchen is fitted with wood fronted eye level cabinets and base units and drawers with work surfaces over. There is space for a cooker and dishwasher, a sink and draining board, a door to the garden and access to the utility room.

## First Floor Accommodation

On the first floor there is a very large landing with a staircase to the upper floor and doors to all first floor accommodation. The master bedroom is a particularly good size and has an en-suite bathroom. There are six further double bedrooms, a family bathroom and a small shower room.

## Second Floor

A huge space which is currently used for storage but could be converted into additional accommodation if required.

## Outside

The property sits on grounds of approximately one acre and to the front there is a large driveway which provides parking for several vehicles. There is also a double garage. To the rear is a vast sweeping garden which is predominantly to lawn with a mixture of established trees, borders and a paved patio adjoining the house.

## Directions

From Banbury head in north westerly direction via the Stratford Road and continue for approximately half of a mile into the village of Drayton. Continue through the village passing The Roebuck Public house. Slowly follow the road around to the left where the entrance to the property will be found immediately on your left hand side.

## Situation

Drayton is a pretty village in North Oxfordshire made up of predominantly ironstone cottages and houses. Local amenities include a public house along with village hall. Further amenities can be found in the nearby village of Wroxton which include the Wroxton House hotel, a well regarded Church of England primary school, a sports club, a village hall and three churches. More extensive facilities can be found in the market towns of Banbury and Chipping Norton, and further afield in Oxford and Milton Keynes for recreational, cultural and leisure facilities. Excellent communication links with the M40 (J11) only 2.8 miles away giving access to Oxford (A34) and London to the South and Birmingham (M42) to the North. Mainline train services from Banbury to London (Marylebone) from 55 minutes at peak times. Excellent local schooling facilities with secondary education provided by North Oxfordshire Academy within walking distance and the Warriner School (Bloxham). For private schooling Tudor Hall (girls), Bloxham (co-ed), Kings High (girls), Warwick (boys) and Stratford Grammar. Preparatory schools in the area include St John's Priory, Carrduis (Overthorpe), Winchester House (Brackley) and Beachborough (Westbury). Leisure activities in the area include golf at Tadmarton and Brailes, theatres at Stratford-upon-Avon and Oxford, motor racing at Silverstone and horse racing at Warwick and Stratford-upon-Avon.

## Services

All mains services connected with the exception of gas. Oil fired central heating.

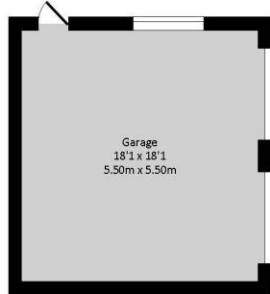
## Local Authority

Cherwell District Council. Tax band G.

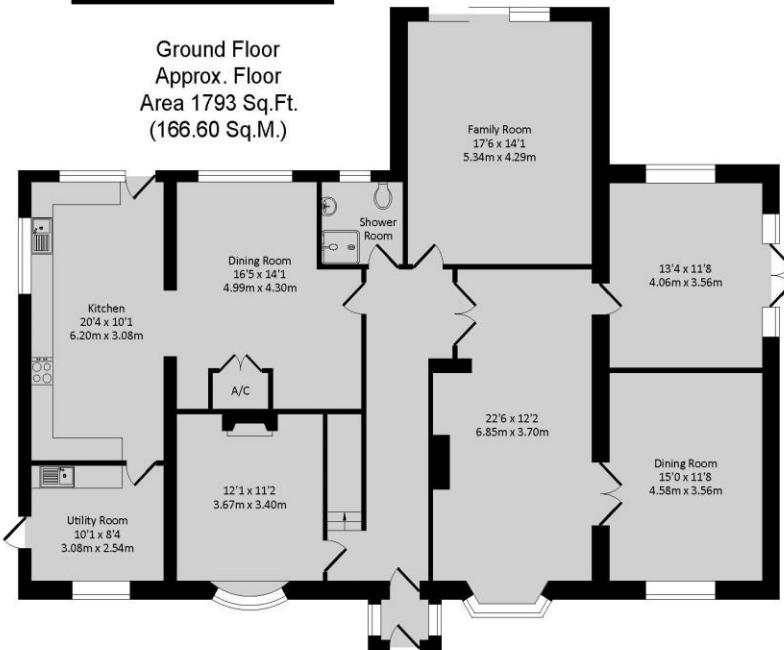
## Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

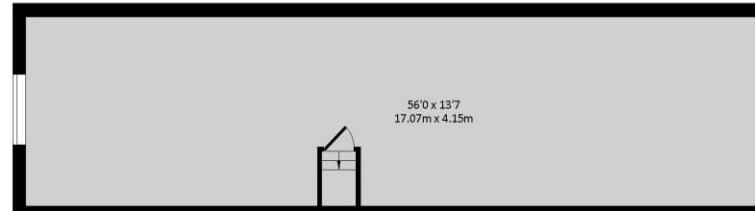




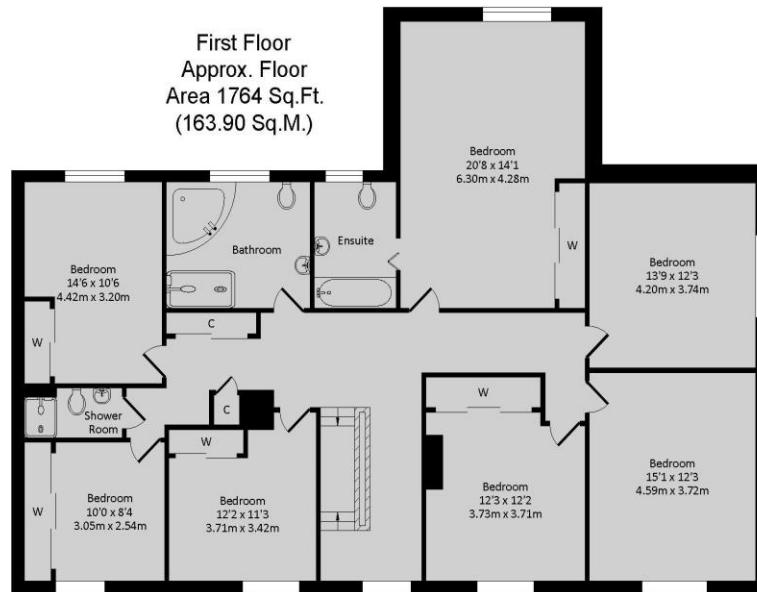
Ground Floor  
Approx. Floor  
Area 1793 Sq.Ft.  
(166.60 Sq.M.)



Second Floor  
Approx. Floor  
Area 763 Sq.Ft.  
(70.90 Sq.M.)



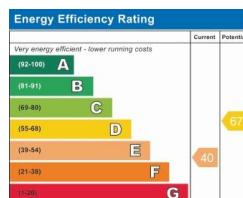
First Floor  
Approx. Floor  
Area 1764 Sq.Ft.  
(163.90 Sq.M.)



**Total Approx. Floor Area 4647 Sq.Ft. (431.70 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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