



Dunromin, Twyford Gardens
Twyford, Adderbury, Banbury, OX17 3HT



ROUND & JACKSON
ESTATE AGENTS





An individual, non estate three bedroom detached house with a very large rear garden and a large garage/workshop located within a highly sought after location on the edge of Twyford, Adderbury.

The property

Dunromin, Twyford Gardens is an individual detached family home which is pleasantly located in a sought after location on the edge of Twyford, Adderbury. The property is pleasantly set back from the road and has a large driveway, a very large rear garden and a garage/workshop to the side. On the ground floor there is an entrance hallway, a cloakroom/WC, a sitting room, a dining room, a conservatory and a kitchen. On the first floor there is a landing, three double bedrooms, a family bathroom and a shower room. We have prepared a floorplan to show the rooms sizes and layout. Some of the main features include:

Hallway

A spacious hallway with stairs to the first floor and doors to the sitting room, kitchen and cloakroom.

Cloakroom

Wash hand basin and low level WC.

Sitting Room

A spacious reception room with a central fireplace, a window to the front and an archway to the dining room.

Dining Room

Ample space for a table and chairs, a door to the kitchen and double doors to the conservatory.

Kitchen

Fitted with a range of contemporary wall and base units with work surfaces and inset steel sink unit. Space and plumbing for washing machine, space for fridge/freezer, space for cooker. Tiling to splashback areas, tiled flooring, window overlooking garden and a door giving access to garden.

Conservatory/Family Room

A spacious additional reception room ideal for relaxing or entertaining with wood effect flooring and double doors to the garden.

First Floor Landing

A central landing with a window to the side, a hatch with ladder to a large loft space which is boarded and has potential to convert. Airing cupboard and doors to all first floor accommodation.

Bedroom One

A large double room with a window to the front and two built in wardrobes.

Bedroom Two

A double room with built in wardrobes and a window to the rear.

Bedroom Three

A double room with a window to the front and a built in wardrobe.

Family Bathroom

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



Shower Room

A useful additional shower room with attractive tiling.

Outside

To the front of the property there is a large driveway which provides parking for several vehicles and there are double gates to the side which give access to the garage/workshop. The rear garden is a particular feature which extends to approximately 140 feet in length and is very private. Predominately laid to lawn with a patio area, two garden sheds, outside power points, outside lights and access front to back via double gates. Outside tap.

Garage/Workshop

A substantial garage/workshop with double doors to front. Light and power connected, a pitched roof with further storage, windows overlooking garden and a door giving access to garden. There is a water supply connected together with light and power.

Situation

The pretty village of Adderbury is highly sought after has many amenities including a shop, hairdressers, public houses including the The Red Lion which is a short walk away, tennis club, coffee shop, parish church and bus service. There is also a popular primary school within walking distance of the property and the village is within the catchment area for the Warriner secondary school at Bloxham.



Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). Continue through Twyford where the property will be found on the left hand side just before the crossroads traffic lights.

Services

Services All mains services are connected. Solar roof panels which generate approximately £700.00 per annum and a reduction of the electricity bills.

Local Authority

Cherwell District Council. Council tax band E.

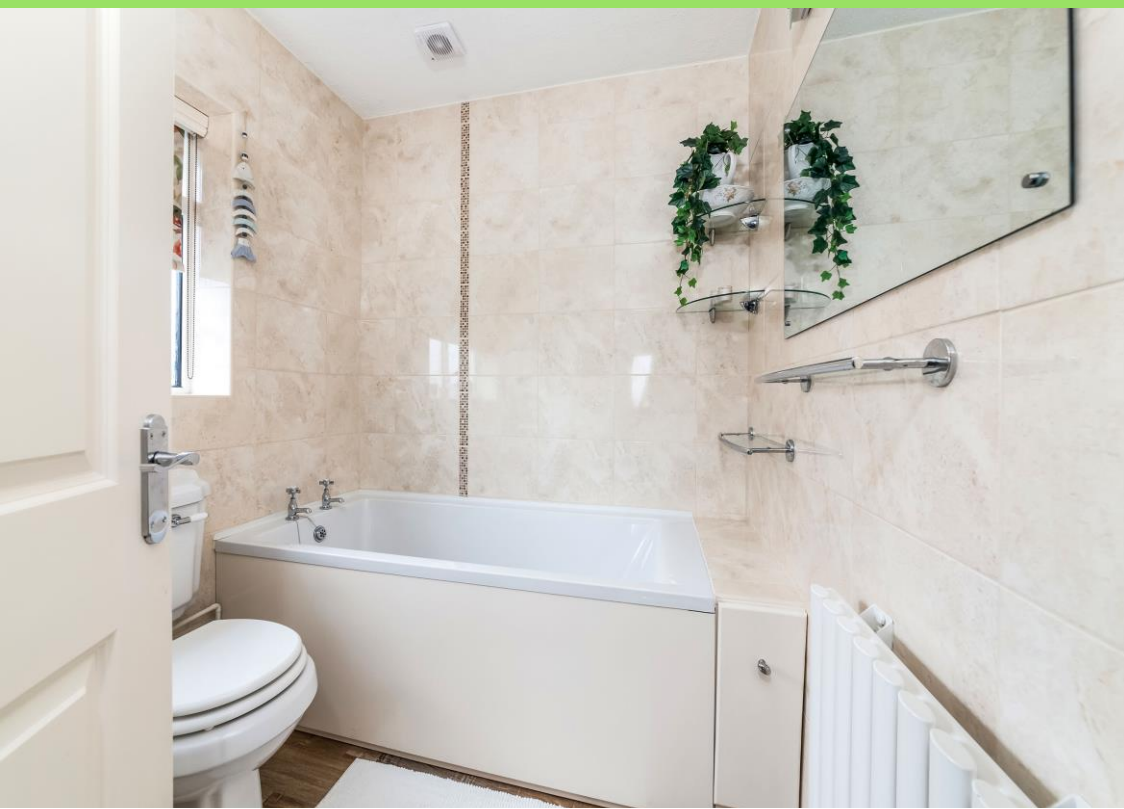
Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price - £499,950



Garage
312 sq.ft. (29.0 sq.m.) approx.

Ground Floor
770 sq.ft. (71.5 sq.m.) approx.

First Floor
631 sq.ft. (58.6 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1713 sq.ft. (159.10 sq.m.) 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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