



Westthorp, Greatworth  
Banbury, OX17 2ED





An extended and beautifully presented three bedroom village home with off road parking and a large rear garden with garden room, located within this well served and sought after village.

#### The property

We are offering for sale this spacious and beautifully presented three bedroom house which is pleasantly located within this well served and sought after village. On the ground floor there is an entrance hallway, a dual aspect sitting room with wood burning stove, and large open plan kitchen/dining/family room which is beautifully fitted and has double doors to the garden. On the first floor there is a central landing, two double bedrooms, a single bedroom and a family bathroom which has been re-fitted in recent years. To the front of the property there is a lawned garden and a driveway which provides off road parking and has an EC charging point. To the rear there is a private garden which is predominantly laid to lawn and has a large paved seating area adjoining the house. Within the garden there is a recently constructed garden room which could be used as a home office. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:



#### Entrance Hallway

Main entrance door to the front, stairs to first floor and doors to the sitting room and the kitchen/dining/family room.

#### Sitting Room

A dual aspect room with a window to the front and double doors opening to the garden. There is also a fireplace with a wood burning stove.

#### Kitchen/Dining/Family Room

A superb open plan room with ample space for dining and lounge furniture, attractive tiled flooring, a fitted window seat with storage and shelving and double doors to the garden. The kitchen area is fitted with modern wall cabinets and base units with wooden work surfaces over. There is an inset double bowl ceramic sink, an induction hob with extractor over, single oven, integrated dishwasher, fridge-freezer and washing machine.

#### First Floor Landing

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

#### Bedroom One

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

#### Bedroom Two

A double room with ample space for furniture and windows to the front and side.

#### Bedroom Three

A single room with a window to the rear.

#### Family Bathroom

Beautifully fitted with a modern suite comprising a shower bath with rainfall shower over and mixer taps and shower attachment, a low level WC and a wash hand basin with vanity unit. Attractive brick tiling to walls, tiled floor.



#### Outside

To the front of the property there is an enclosed lawned garden and to the side there is a driveway which provides off road parking and has an EV charging point. To the rear there is a large, private garden which has been attractively landscaped and is predominantly laid to lawn and has a large paved seating area adjoining the house. There is a recently constructed multi purpose room at the foot of the garden which could be used as a home office or a garden room and is an ideal space for outside entertaining.

#### Situation

Greatworth is a small yet well served village located within easy reach of both Banbury (8 miles) and Brackley (4 miles), with the motorway network accessible from both. Within the village there is a Post Office and general store, a Public House, a primary school, a pre- school, church, a sports and social club, several community groups and a bus for Chenderit secondary school in Middleton Cheney.

#### Directions

From Banbury proceed west on the A422 towards Middleton Cheney. Take the B4525 signposted for Northampton and continue for approx 5 miles. Turn right for Greatworth and follow the road into the village. Westhorp is the first turn on your left where the property will be found on your right.



#### Services

All mains services connected, with the exception of gas. Electric heating.

#### Local Authority

South Northants Council. Tax band C.

#### Viewing Arrangements

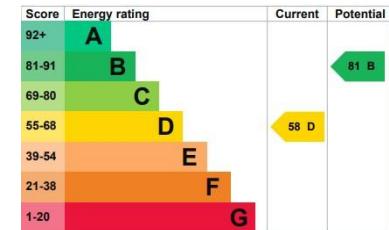
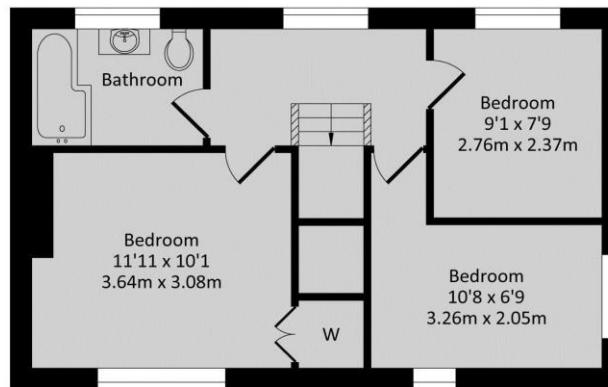
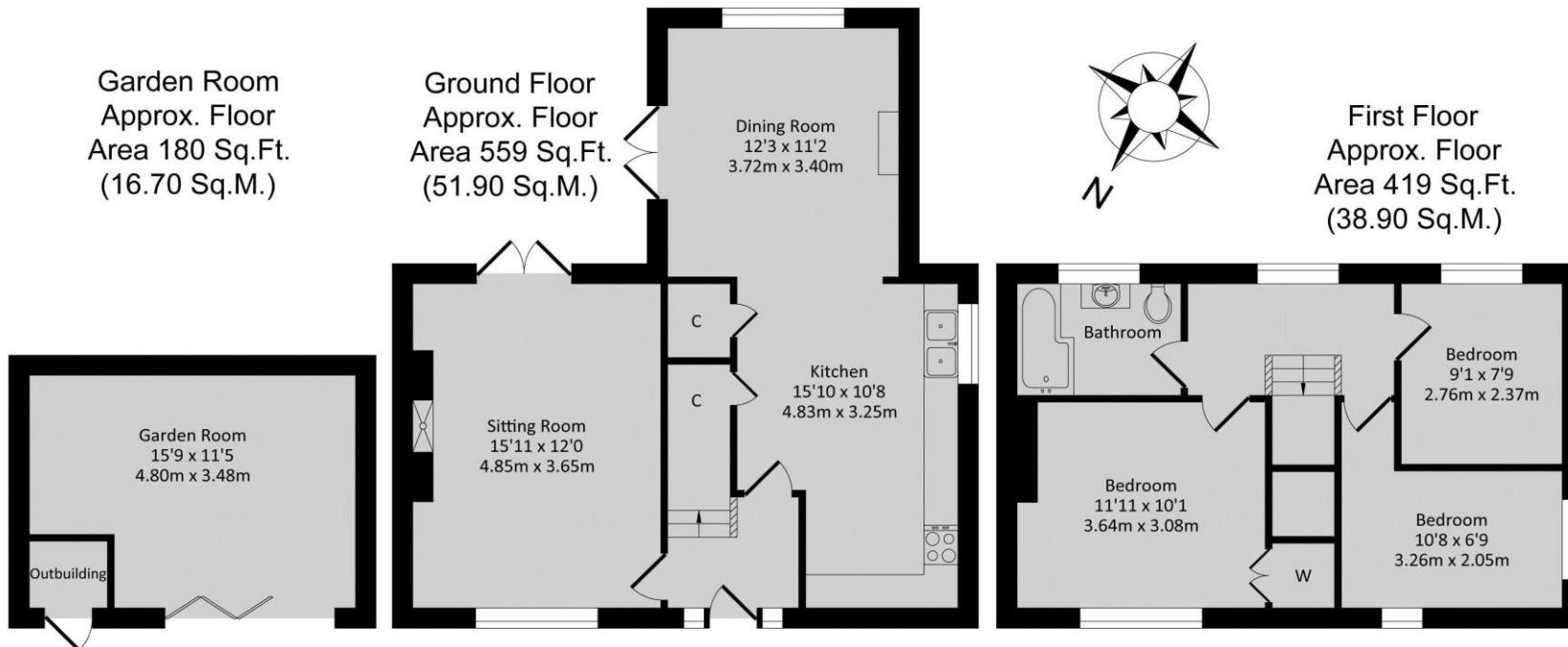
By prior arrangement with Round & Jackson.

#### Tenure

A freehold property.

**Asking Price - £380,000**





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