



16 Tarvers Way, Adderbury, Banbury, OX17 3FR
£575,000 Freehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





A double fronted stone built detached property enjoying generous sized plot offered with no onward chain.

Entrance hall | Ground floor cloak/WC | Living room | Open plan kitchen/dining room | Utility area | Study | Master bedroom with en-suite | Three further first floor bedrooms | Galleried landing | Larger than average rear garden | Garage and driveway

Offered in good decorative order throughout, boasting an impressive open kitchen/family/dining room to rear, a four bedroom detached house with a larger than average rear garden. Located within a sought after village with many amenities. The property also has views over the countryside.

Ground Floor

Canopy leads to front door. Front door leads to:

Entrance hall: Door to ground floor cloak.

WC: White suite comprising of wall hung hand basin, low level WC. Tiling to splashback areas.

Living room: Windows to front and side aspect.

Study: Is to front aspect.

Open plan kitchen/family dining room: Kitchen area comprises of inset sink unit and drainer. A comprehensive range of contemporary wall and base units. Ample work surfaces. Integrated fridge freezer. Integrated stainless steel double oven and grill. Seamans induction hob, extractor over. Integrated dishwasher. Spotlight. Velux windows to side and to rear overlooking garden. Cupboard housing boiler.

Dining/family area: Stairs rising up to first floor. Double glazed doors giving access to garden. Windows to side and to rear. Double doors giving access to:

Utility cupboard: Small utility area with work surfaces and free space for plumbing washing machine. Space for tumble dryer. Wall and base units. Recessed spotlights and extractor.

First Floor

Galleried Landing: Views over the kitchen/family dining room. Useful store cupboard. Access to loft.

Master bedroom: Double bedroom to front aspect with views over farmland.

En-suite: Fully tiled shower cubicle. Wall hung hand basin. Low level WC. Tiling to splashback areas. Heated towel rail.

Bedroom two: Double bedroom to rear aspect with views overlooking countryside.

Bedroom three: Double bedroom to front aspect. Fitted wardrobes.

Bedroom four: Generous single bedroom to rear aspect.

Bathroom: Spacious bathroom consisting of panelled bath with mixer tap shower. Wall hung hand basin. Low level WC. Double width separate shower cubicle. Heated towel rail. Tiling to splashback areas. Tiled flooring. Recess spotlights.

Outside

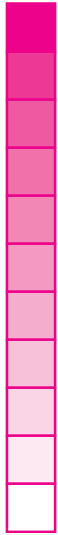
Rear garden: Generous sized and larger than average. Laid to lawn. Substantial patio. Outside tap. Enclosed by fencing and measures approximately 60ft in length. Gate to side leading to driveway. Tarmac driveway offering parking for two vehicles. Leading to:

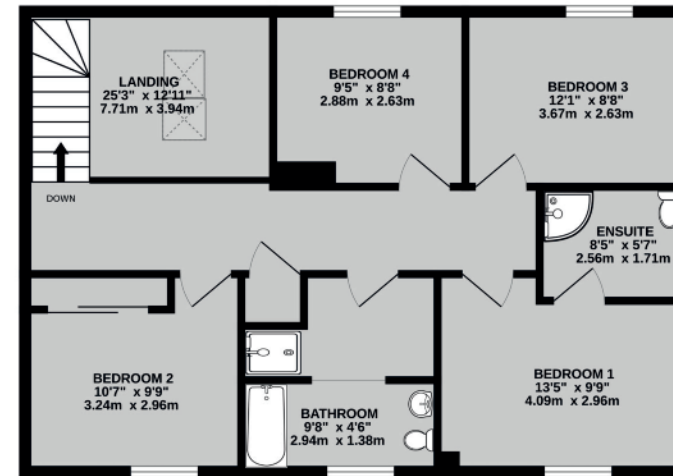
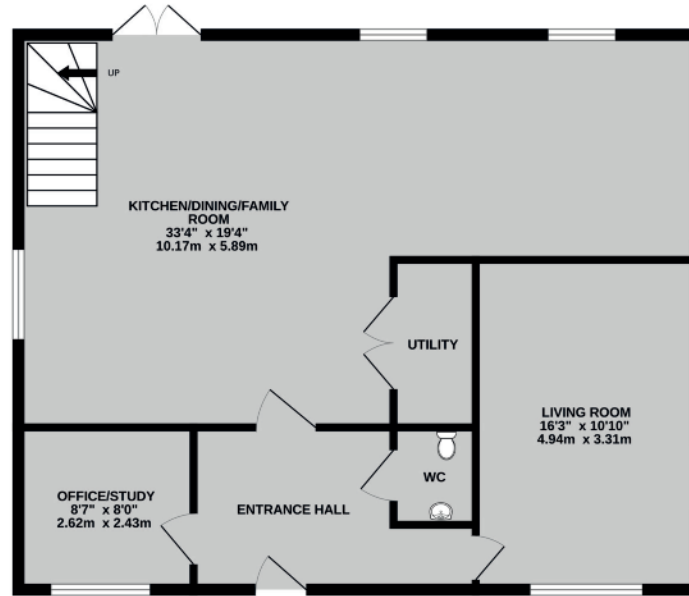
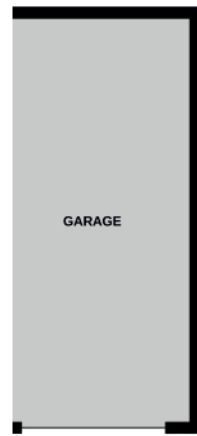
Detached brick built garage with pitched roof. Metal up and over door. Larger than average single garage. Light and power are connected.

Front: Open plan, laid to lawn. Areas paved with shingle. Pathway to front door.

Services: All
Authority: Cherwell District Council







TOTAL FLOOR AREA : 1723 sq.ft. (160.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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