

SUNDIAL HOUSE  
HENGE CLOSE  
ADDERBURY

# Sundial House, Henge Close

Adderbury, Oxfordshire, OX17 3GA

A four bedroomed detached home built in 2018 and situated on the front of this small development of just 36 homes.

The property includes a well-proportioned, dual aspect sitting room with French doors onto the enclosed gardens. The surprisingly large Kitchen/dining/ family room opens up at the bottom to make a good family area. The beautifully designed Kitchen has a range of integrated appliances and a further set of French doors leading out to the rear garden. You are also welcomed by an airy hallway to all the downstairs living accommodation including the downstairs cloakroom and stairs to the first floor. On the first floor there are three double bedrooms and one good sized single room, with the master bedroom benefiting from an en-suite shower room and then the family bathroom.

To the front of the house there is a private drive for just two houses that leads to the single attached garage with up and over door, electric vehicle charging point and off street parking in front. The rear garden is primarily laid to lawn and enclosed by wooden fencing and has a patio area off the back of the house. There is also rear access into the single garage.



4



1



2

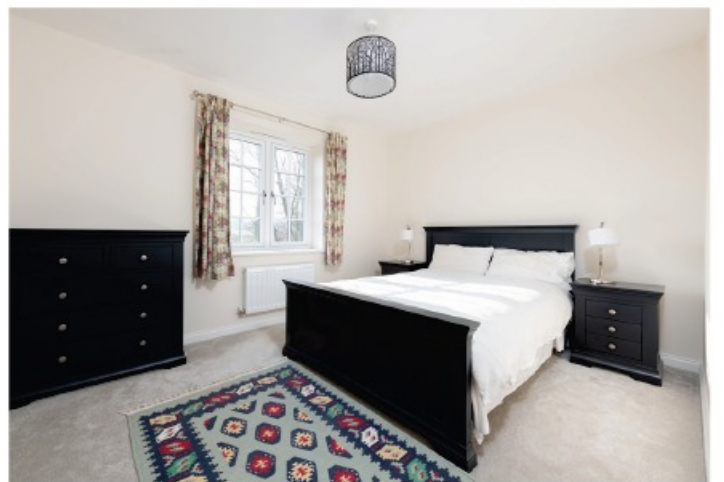


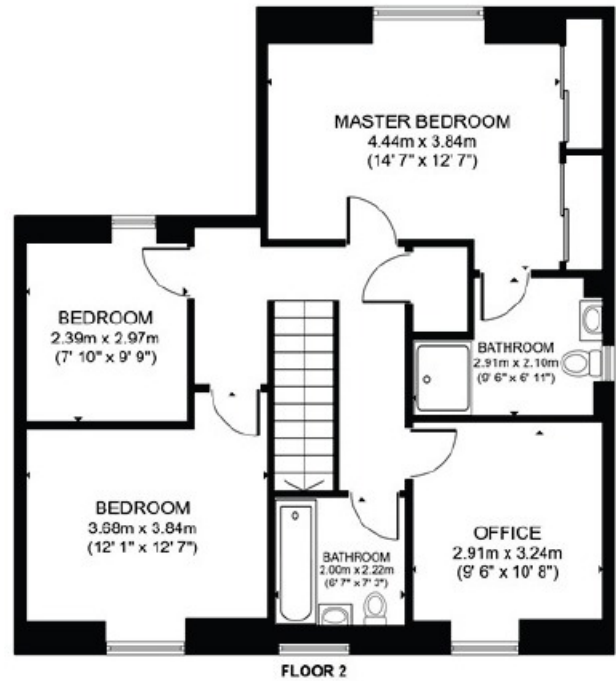
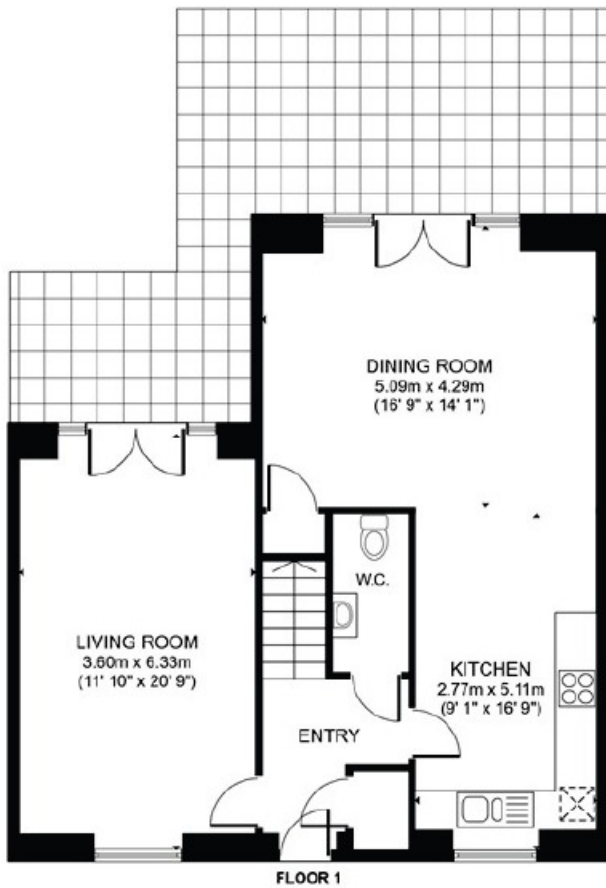
Enclosed rear  
Garden

**Guide Price: £565,000**









GROSS INTERNAL AREA  
FLOOR 1 71.8 m<sup>2</sup> (773 sq.ft.) FLOOR 2 71.8 m<sup>2</sup> (772 sq.ft.)  
TOTAL : 143.6 m<sup>2</sup> (1,546 sq.ft.)  
EXPER ANY DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



**Council Tax:**  
Band E - £2,535

**Parking**  
Single garage and off street parking in front

**Local Authority**  
Cherwell District Council

Sundial House  
Henge Close  
Adderbury  
BANBURY  
OX17 3GA

Energy rating

**B**

Valid until  
**5 September 2028**

Certificate number  
**8778-7131-6640-4046-5902**

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# “Location Description”

*Adderbury offers a range of amenities including a village shop, coffee shop, hairdressers, public library and a choice of public houses. Schooling for the primary age group is available in the village and secondary schooling is available at the Warriner School, which is in the nearby village of Bloxham (3 miles) and there is a bus provided. Access to the M40 motorway can be gained at Ardley (Jct 10) and from Banbury (Jct 11). From Banbury there is also a mainline railway station to London Marylebone.*







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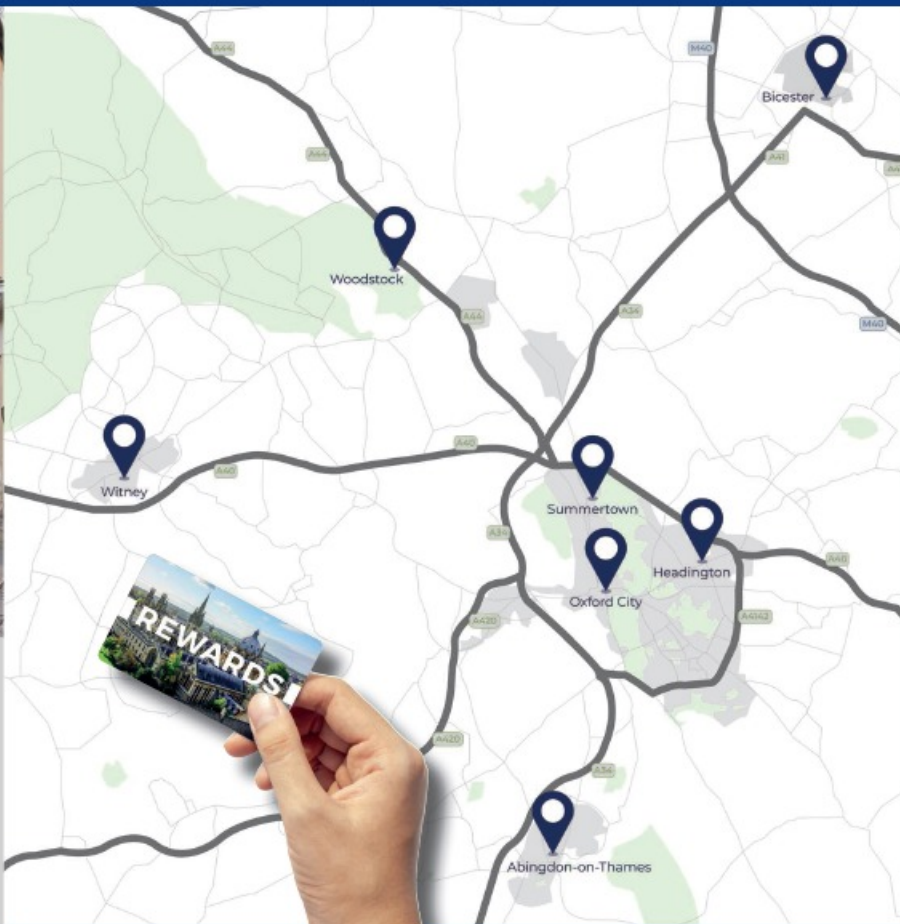
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Martyn Brittain, Phoebe Southgate,  
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