

MACKENZIE COTTAGE  
9 PARSONS STREET  
ADDERBURY

# Mackenzie Cottage, 9 Parsons Street

Adderbury, Banbury, OX17 3LX

Mackenzie Cottage is an attractive period cottage set down the end of a quiet lane in the heart of the highly desirable village of Adderbury with views over open countryside.

The main entrance is to the side of the house and leads into a hallway with w/c which follows into a spacious light-filled central reception room offering a delightful floor to ceiling window. To the right of the room an elegant crittall glass sliding door is set into an exposed stone wall with steps leading down onto a stunning sitting room with a fireplace centrepiece. The generous L-shaped kitchen/diner to the other side of the central reception room. Beyond this is a separate useful utility room with a further sink offering access to the garden.

Upstairs, the impressive master bedroom includes a glass-enclosed sun room offering far-reaching views over the surrounding countryside. There is a dressing area, extensive built in wardrobes, and tastefully refurbished ensuite shower room. There are two further bedrooms to the front of the property. One is a doubles room with built-in storage, the other a single. There is another double room, also with built-in storage, and a good sized family bathroom

 4

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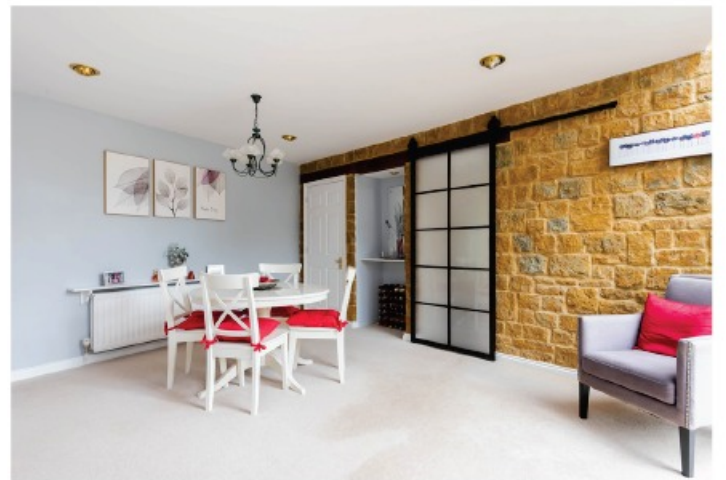


West facing

**Guide Price: £775,000**





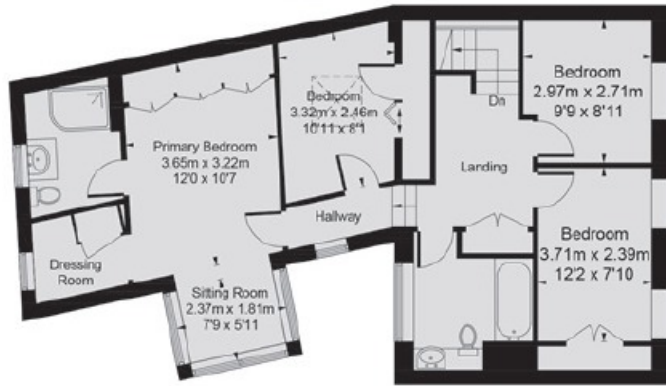




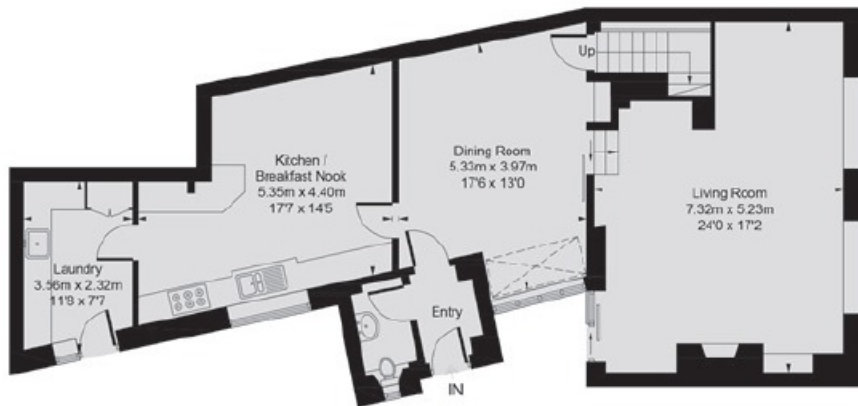
Approximate Gross Internal Area = 173.9 sq m / 1871 sq ft

Garage = 23.4 sq m / 252 sq ft

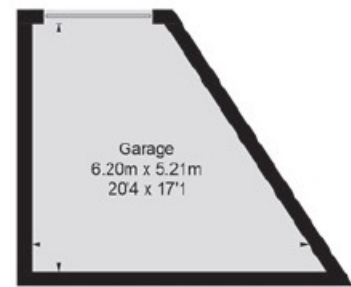
Total = 197.3 sq m / 2123 sq ft



Floor 2



Floor 1



(Not Shown In Actual Location / Orientation)



**Council Tax:**  
Band F -

**Parking**  
Driveway parking and  
Garage/ workshop

**Local Authority**  
Cherwell District  
Council

9 Parsons Street  
Adderbury  
BANBURY  
OX17 3LX

Energy rating

C

Valid until  
11 July 2033

Certificate number  
6537-6423-0200-0743-8206

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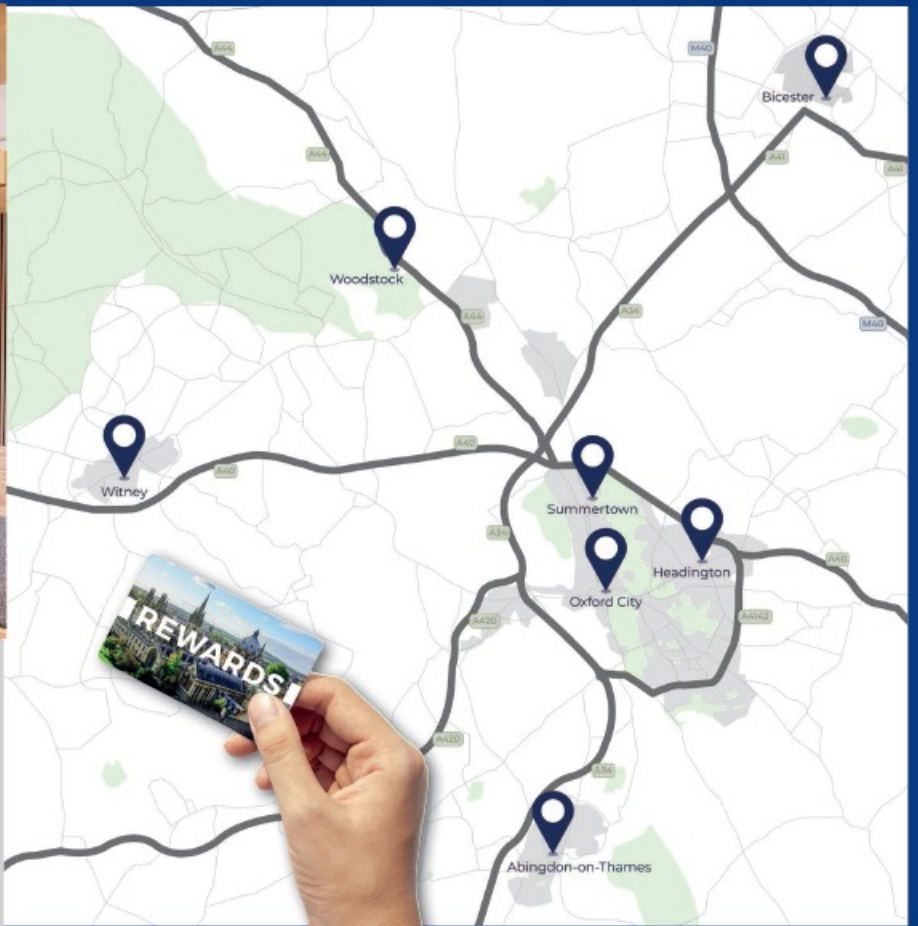
# “Location comments”

*Adderbury is a particularly sought after conservation area providing a picturesque gateway to the many delights and attractions of the surrounding Cotswold towns, villages and countryside. Situated close to the M40 motorway, three miles south of Banbury and 20 miles North of Oxford,*

*The local community is very active with many clubs ranging from squash, tennis and cricket, to babies and toddlers groups, brownies, scouts, photography, gardening and WI. Also within the village there is the Christopher Rawlins Church of England primary school. Secondary education can be found at Bloxham.*







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