

WALLIN ROAD  
ADDERBURY

# 13 Wallin Road, Adderbury

Banbury, OX17 3FA

A smart modern link detached house, offering cleverly thought-out, versatile, living space, set back from the road, overlooking open green space and park.

The property incorporates well-appointed accommodation which includes an entrance hall, cloakroom, and spacious, neutrally decorated living room. The impressive kitchen/dining room is the real hub of the home, with three windows providing a considerable degree of natural light, and space that comfortably fits a dining table, as well as a sofa area, and patio doors leading out to the rear garden.

The previous understairs cupboard has been adapted into a cleverly created doorway that leads into the converted garage, which has been utilised as an indoor gym, but would be ideal as a playroom, or study, adding a third reception room to the ground floor. There is still useful storage space to the front of the garage.

The first floor offers a master bedroom with ensuite shower room and fitted wardrobes, with an attractive outlook across the green, three further bedrooms, and a family bathroom.

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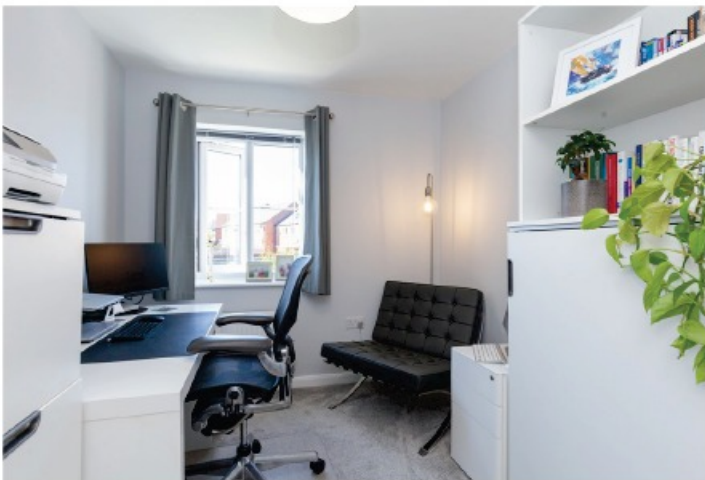
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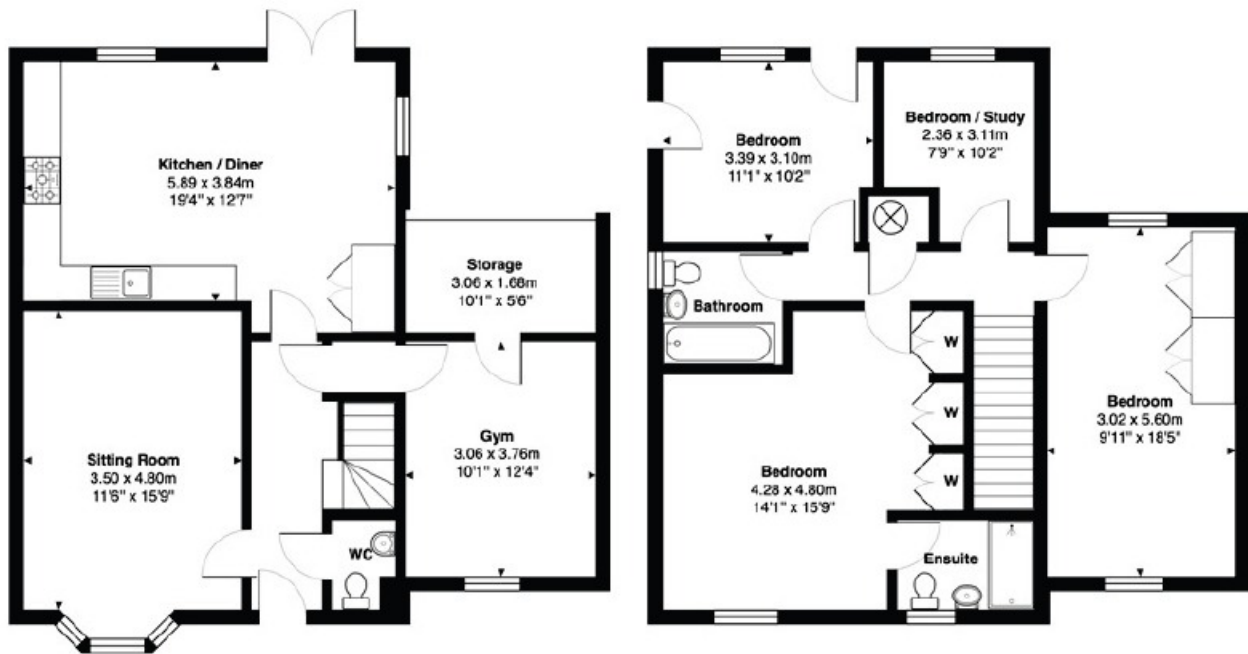


South Facing

**Guide Price: £520,000**







Approx. Gross Internal Area: 142.0 m<sup>2</sup> ... 1528 ft<sup>2</sup>

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. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such.  
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**Council Tax:**  
Band E

**Parking**  
Private driveway  
parking for 2 Cars

**Local Authority**  
Cherwell District  
Council

13, Wallin Road  
Adderbury  
BANBURY  
OX17 3FA

Energy rating

**B**

Valid until  
**19 November 2025**

Certificate number  
**2508-9994-7369-4805-7980**

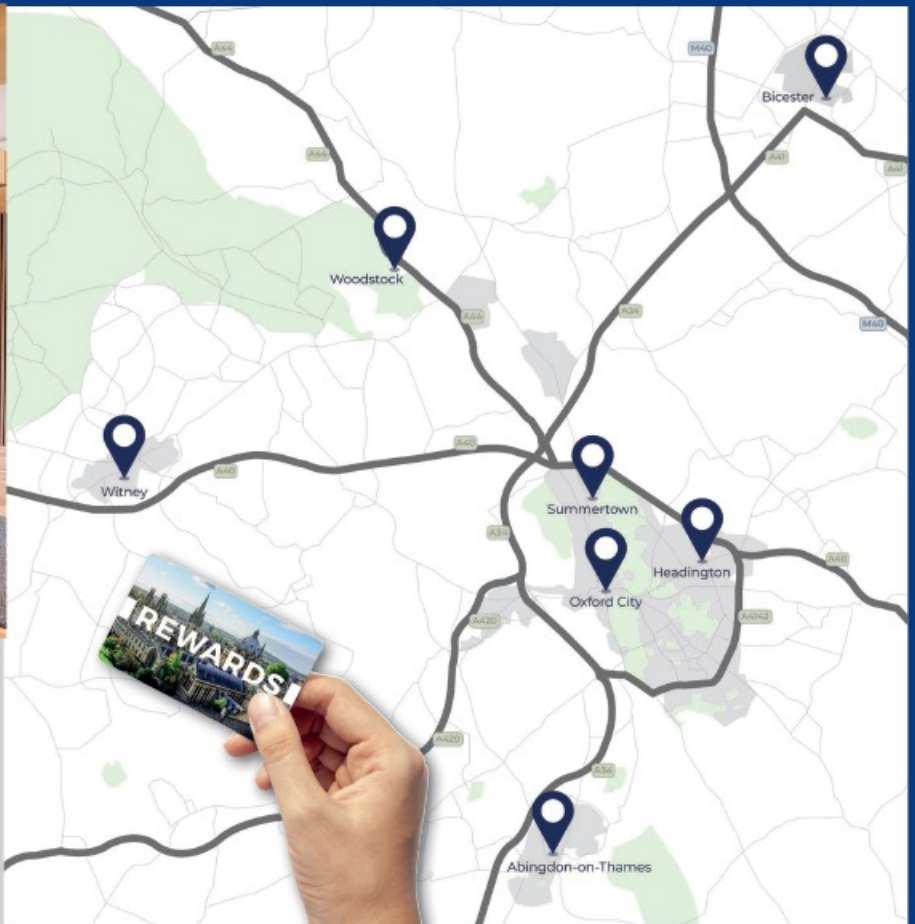
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# “Location comments”

*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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