



4 Wallin Road
Adderbury | Banbury | OX17 3F

FINE & COUNTRY

4 WALLIN ROAD

Situated in the sought after location of Adderbury stands this exceptional ex-show home built by David Wilson. The property comprises Cloakroom/WC, superb open plan breakfast kitchen with dining area, utility room, sitting room, conservatory, study, SIX bedrooms, FOUR bath/shower rooms, double garage and parking for four cars. Available with NO UPWARD CHAIN



Whilst on a modern development, the property is located towards the front with the road it sits on providing access to just one other property, has views over the green and is sold with no upward chain.

Upon entering the property, the entrance hall has stairs to the upper floors, a useful storage cupboard and a cloakroom/WC. Off to the entrance hall is also a very useful study.





Without doubt, one of the most exquisite areas of this excellent family home is the superb open plan breakfast/dining kitchen which features antico flooring, granite work tops, a range of units and built in appliances to include two ovens, a five ring gas hob, dishwasher, fridge/freezer and wine fridge.

There is a breakfast bar for informal dining whilst for the more formal occasion, there is a separate dining area.

There is a window to the front whilst a door leads to the utility room which has an integrated washing machine and further work space.



From the breakfast kitchen, access is provided to the utility room and conservatory which is very flexible and could also be used as a separate dining room and has bi-fold doors opening out to the garden.







The sitting room which has an electric fire can be accessed from the entrance hall or the conservatory and has windows to two elevations providing a good degree of natural light.







The first floor landing has a cupboard housing the water tank and a further storage cupboard with double doors. There is a window to the front, stairs to the adjacent room and stairs rising to the upper level.

The largest bedroom on the first floor has built in part mirrored wardrobes, free-standing units, windows to two elevations and a door leading to an en-suite with a bath and separate double shower whilst the guest bedroom has built in mirrored wardrobes and windows to two elevations.

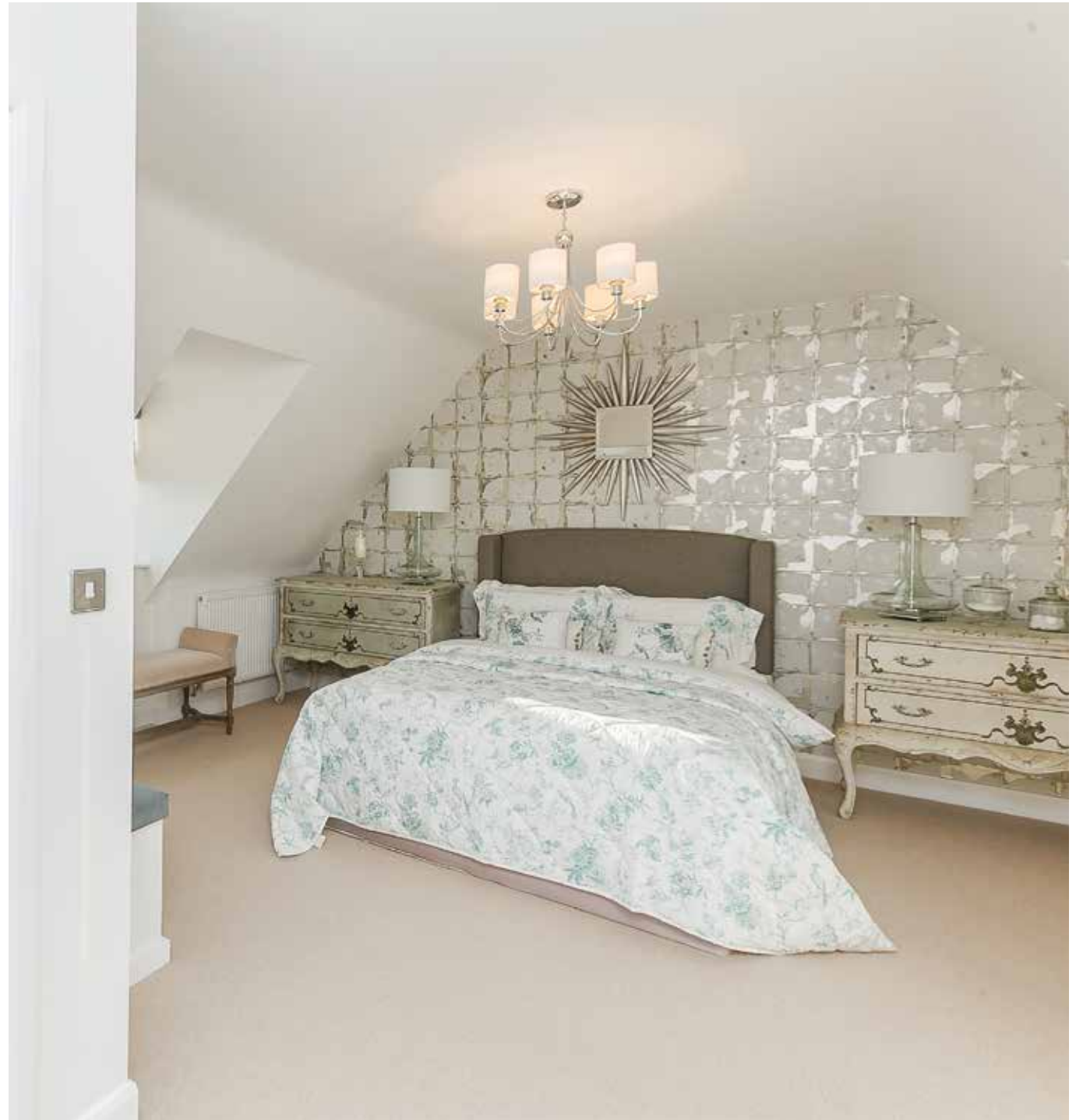




There are two further double bedrooms, one with built in wardrobes and a window to the front and one having a built in wardrobe and a window to the rear, whilst completing the first floor is the principal family bathroom.

The second floor landing has a window to the front, loft access above, a useful storage cupboard and access to two further double bedrooms, one being the largest in the house with built in mirrored wardrobes, windows to the front and rear, whilst a door leads to an en-suite shower room.

The sixth bedroom could also be used as a sitting room to create a perfect upper floor teenage suite, or for anybody with plenty of clothes, this would also be an excellent dressing room. The second floor also features a shower room with a double shower.





The property benefits from a private rear garden, mainly laid to lawn, a double garage with two electric up and over doors and door into the garden and a driveway in front providing parking for four cars.







LOCATION

Adderbury is situated around three miles South of Banbury and is conveniently located for Deddington and its many local amenities and Banbury with a more extensive variety of restaurants, shops and supermarkets whilst the M40 is also close by, providing access to Birmingham, Oxford and London in addition to the train network providing an easy commute to Marylebone in under an hour.

Lying on the banks of the River Cherwell, Banbury is a market town and civil Parish in North Oxfordshire. Ideally situated it is 64 miles (103km) North West of London, 38 miles (61km) South East of Birmingham, and 21 miles (34km) from the country town of Oxford.

Banbury is a significant commercial, industrial and retail centre for the surrounding area, which is predominantly rural. The town is famous for Banbury cakes, and the nursery rhyme "Ride a cock-horse to Banbury Cross" Since the year 2000 Banbury has hosted a unique gathering of traditional mock animals, from around the UK, at the annual Banbury Hobby Horse Festival. The Banbury Cross and Oxford Canal are notable local attractions.

Transport links from Banbury allow excellent access to the entire country. With Banbury Station providing trains to London Marylebone and Birmingham Snows Hill and Moor Street Stations. The M40 passes Banbury at Junction 11, and links the town to the M42, M1, M6 and M25.





This is an incredible opportunity to purchase a wonderful detached family home which is available with no upward chain.

LOCAL AUTHORITY
Cherwell District Council

Tenure
Freehold

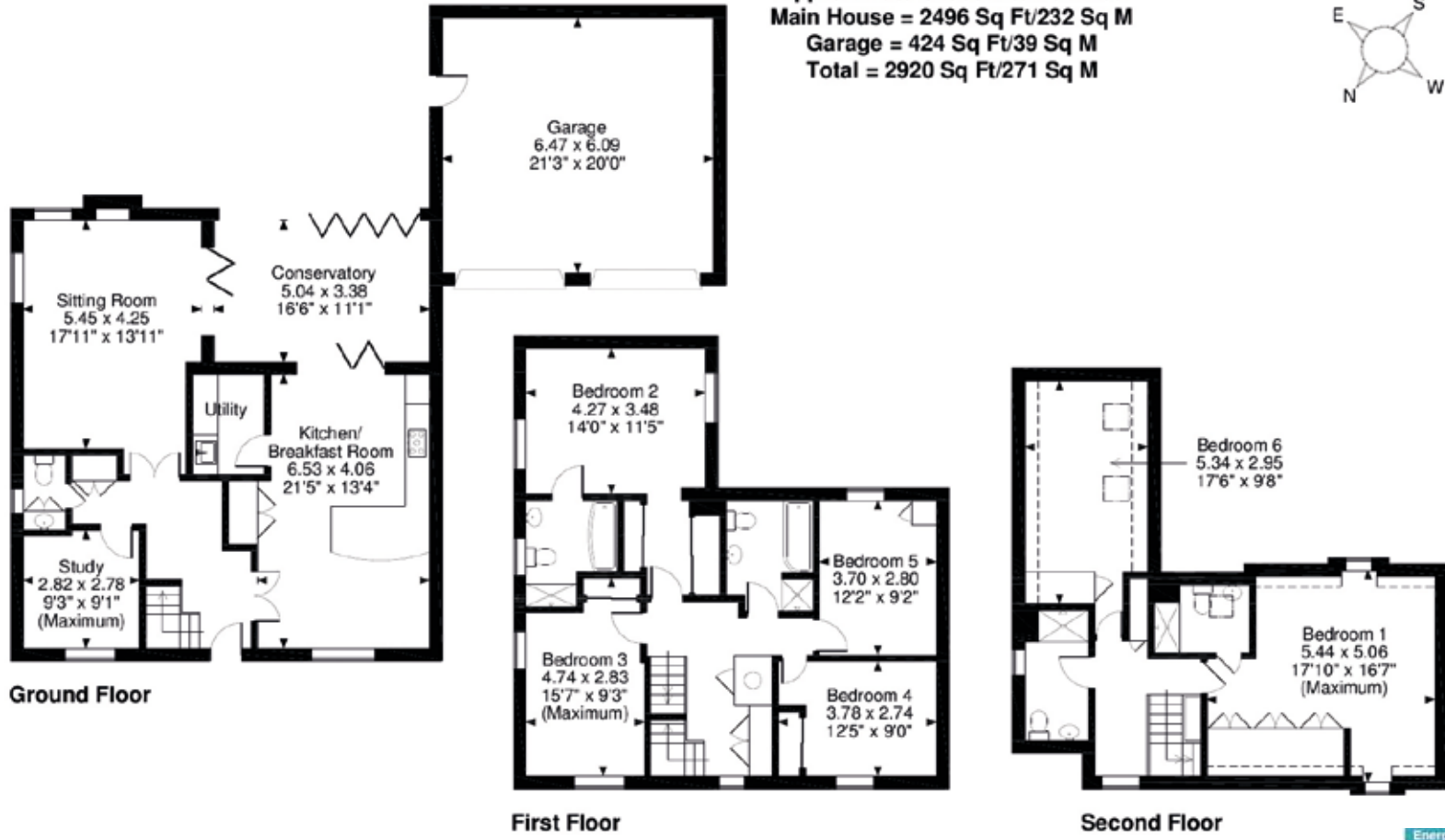
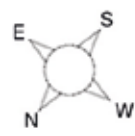
VIEWING ARRANGEMENTS
Strictly via the vendors sole agents Fine & Country on
01295 239666

WEBSITE
For more information visit www.fineandcountry.com/uk/banbury

OPENING HOURS
Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 4.30 pm
Sunday By appointment only



Wallin Road, Adderbury, Banbury
Approximate Gross Internal Area
Main House = 2496 Sq Ft/232 Sq M
Garage = 424 Sq Ft/39 Sq M
Total = 2920 Sq Ft/271 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 30.10.2020







TERRY ROBINSON
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Terry has been in the estate agency industry for 20 years and has a wealth of knowledge in the property sector. Having left the corporate world to set up his own brand, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued. Terry has already sold several properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

YOU CAN FOLLOW TERRY ON



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“Having just purchased my new home through Fine and Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!”



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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