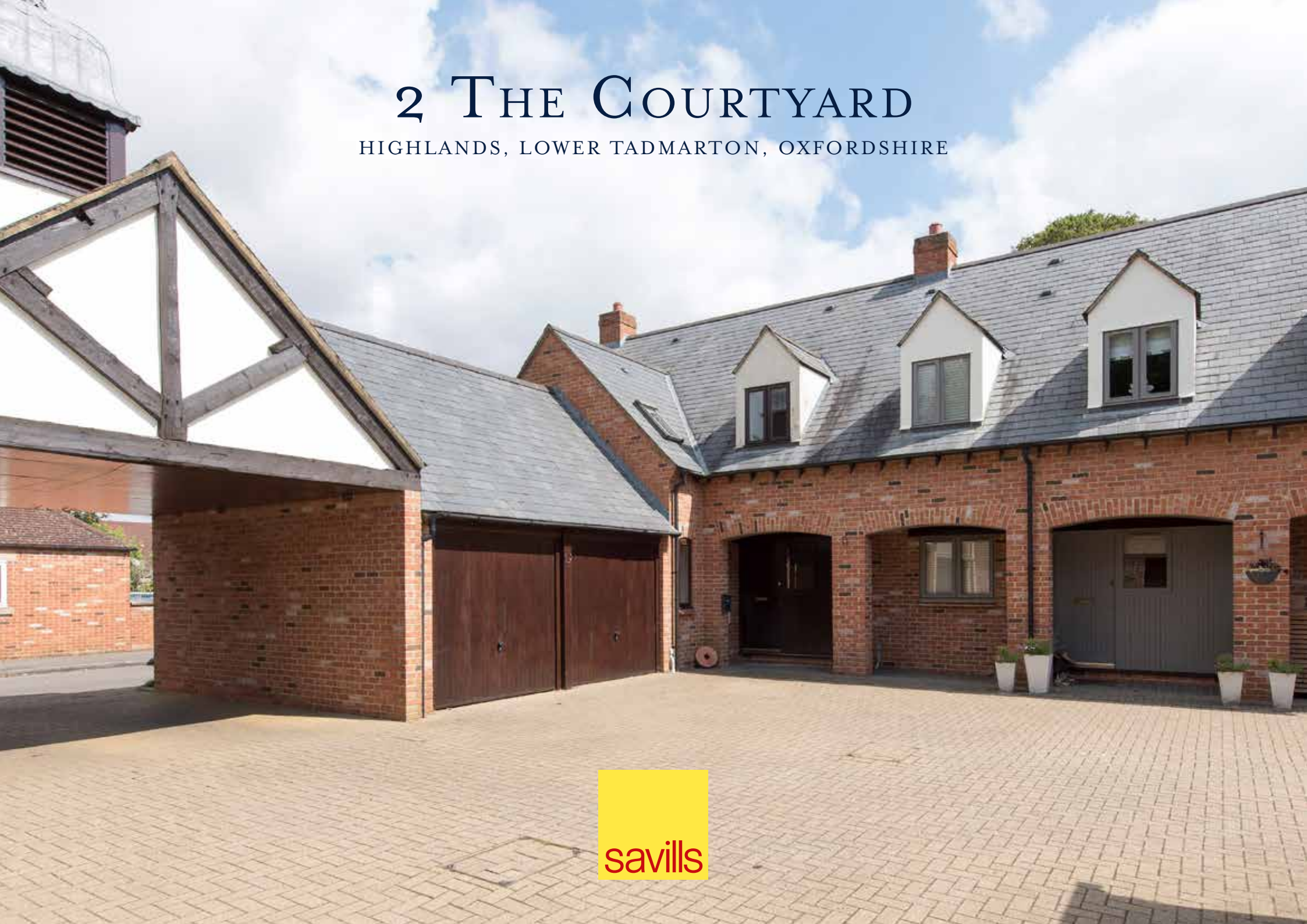


2 THE COURTYARD

HIGHLANDS, LOWER TADMARTON, OXFORDSHIRE



savills

2 THE COURTYARD

HIGHLANDS, LOWER TADMARTON,
OXFORDSHIRE

Approximate distances: Bloxham 3.1 miles,
Banbury 4.4 miles (London Marylebone from 56 minutes),
Chipping Norton 10.6 miles, Oxford 26.1 miles

Family home located in a sought after area

Entrance hall, kitchen, sitting room, dining room, study,
utility, pantry, WC

Master bedroom with en suite bathroom, 2 further
bedrooms & bathroom

Landscaped garden features terrace, lawn, mature trees
and an area of decking

Off road parking

YOUR ATTENTION IS DRAWN TO THE IMPORTANT
NOTICE ON THE LAST PAGE OF THE TEXT





SITUATION

The house lies on the edge of a select, semi-rural estate that is surrounded by open countryside, in between the villages of Bloxham and Lower Tadmarton.

Bloxham is an attractive North Oxfordshire village, located 3.5 miles away from the market town of Banbury.

The village amenities include a general store/post office, three public houses, petrol station, parish church, a village hall and Ofsted good rated primary and secondary schools (at time of print: August 2019).

Preparatory and public schools can be found at Bloxham, Tudor Hall (Bloxham), Sibford School (Sibford Ferris) and Winchester House (Brackley).

There are regular mainline train services from Banbury to London Marylebone (from 56 minutes). Junction 11 of the M40 is also at Banbury, providing access to Birmingham and London.

Sporting and leisure activities include, village cricket club and cricket field, golf courses at Tadmarton Heath, Rye Hill (Milcombe) and Cherwell edge (Middleton Cheney); racing at Stratford-upon-Avon, Warwick and Cheltenham; Motor racing at Silverstone; full indoor sports complex in Banbury; theatres at Oxford, Stratford-upon-Avon and Chipping Norton. Soho Farmhouse at Great Tew lies approximately 8.6 miles to the south west.

DESCRIPTION

2 The Courtyard is a semi-detached house, located on the edge of an exclusive development offering a local community feel, whilst being in the attractive Oxfordshire countryside.

The central hallway provides access to all of the reception rooms and has stairs leading to the first floor. The sitting room has a fireplace and French doors leading out to the garden. An interconnecting glass door leads from the sitting room to the dining room. There is also a separate study / family room.

The kitchen has base wall units, in-built fridge, hob and oven, as well as space for a table. Accessed through the kitchen is a converted garage, providing spacious utility room with potential for alternative uses, subject to any necessary consents.

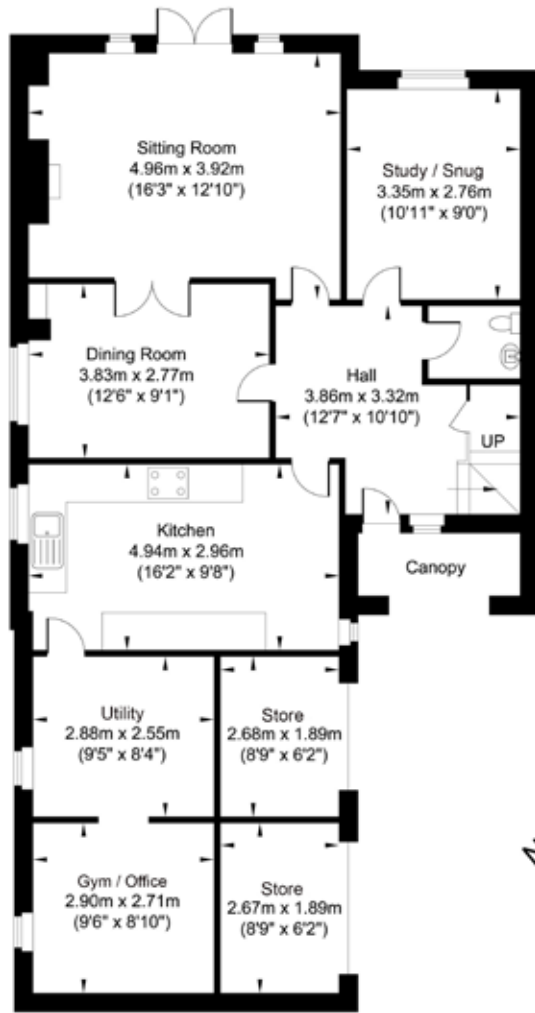
On the first floor the master bedroom is spacious with views over the garden with an en suite bathroom and in built cupboard. There are two further bedrooms as well as a family bathroom.

The spacious rear garden is landscaped and comprises a terrace area, lawn, beds and mature trees. There is also a further timber decking area ideal for entertaining. A gate leads to a further area of garden with a large sweet chestnut tree and a gravel, off street parking area.

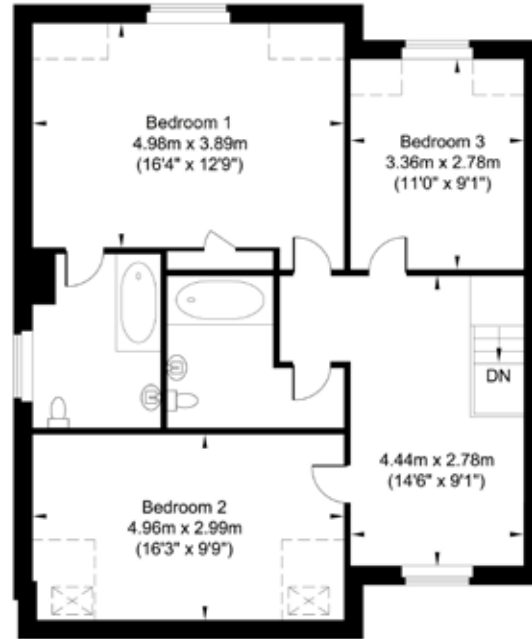
The property offers a great opportunity as a family home or an investment opportunity. It's accessibility to Banbury and sizeable garden make it a rare find.

ACCOMMODATION

See floor plans below.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

2 THE COURT YARD

Approximate Gross Internal Area:
 Main House: 156.82 sq.m. / 1687.99 sq.ft.
 Garage: 10.13 sq.m. / 109.03 sq.ft.
 Total: 166.95 sq.m. / 1797.03 sq.ft.



DIRECTIONS

From Banbury, head south west along the B4035, Broughton Road. Continue through Broughton along the B4035. Turn left onto Tadmarton Road and then take the first left onto Highlands. 2 The Courtyard will be on the right.

From Chipping Norton, head northwest on the Banbury Road. At the roundabout, take the 2nd exit onto A361 and continue through South Newington. On entering Bloxham, take the first left onto Tadmarton Road. Follow this out the village and after approximately 1 miles turn right onto Highlands. 2 The Courtyard will be on the right.

SERVICES

Mains water, electricity and drainage, oil central heating.

COUNCIL TAX BAND: D

POSTCODE: OX15 5TJ

TENURE: Freehold

LOCAL AUTHORITY

Cherwell District Council: Tel: 01295 227001

VIEWINGS

Strictly by appointment with Savills.

AGENTS NOTE

The neighbouring property has a right of way over the off street parking area.

Details prepared: August 2019
 Photographs taken: August 2019

IMPORTANT NOTICE:

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SAVILLS BANBURY

36 South Bar,
 Banbury,
 Oxfordshire, OX16 9AE
 01295 228 000
 banbury@savills.com

