



Well-appointed contemporary modern living

Lindale, Adderbury, Oxfordshire







Contemporary home built in 2014 • Spacious and light accommodation • Open plan entertaining space/ family living space • Ample off road parking • Enclosed south facing garden

#### Local information

Adderbury is a particularly sought after village just south of the market town of Banbury, comprising a selection of large ironstone houses and thatched cottages.

Excellent local facilities include a hairdresser, post office, library, village store, a number of public houses and a fine fourteenth century church.

The nearby market town of Banbury offers retail, sporting and leisure facilities.

Local education includes a primary school in the village and the Warriner Comprehensive in Bloxham. Prep schools are St Johns Priory (Banbury) and Carrdus (Overthorpe). Independent schools; Bloxham (Co-ed), Tudor Hall (girls) and Sibford (Co-ed) private schools. There are two private bus services, one for Warwick School and another for Oxford schools.

M40 Motorway connections at Junction 11 (Banbury) for the north and Junction 10 (Ardley) for the south. Regular train services from Banbury to London (Marylebone from 56 minutes).

Sporting and leisure activities include an excellent squash and tennis club in Adderbury itself; golf on the edge of the village and at Tadmorton Heath, horse racing at Warwick, Stratford and Towcester, motor racing at Silverstone, Bannatyne's Health

Club in Bodicote, RSC in Stratford-upon-Avon and a multitude of cultural activities in Oxford. Soho Farmhouse at Great Tew.

#### Distances and Times

Approximate: Banbury 4.5 miles (London Marylebone via rail in 56 minutes), M40 (J11) 5 miles, M40 (J10) 7.5 miles, Bicester 12 miles, Oxford 20 miles.

#### About this property

Lindale was designed and built by the current owners in 2014. As a result the property provides a real sense of space and light where the focus is free flowing entertaining space off the central hall.

To the rear is the expectant kitchen/breakfast/sitting room, a fabulous space for family living, those who wish to cook or entertain all spilling out onto the garden and paved entertaining area to the south. There is a lovely shaker style kitchen, central dining area and spacious seating area to the side. There are generous windows and bi-folding doors to the outside, all providing copious natural light and aspect onto the garden. This room is the hub of the house and is complimented by a lovely family/play room and study, ideal for working from home.

Spacious landing on the first floor with Juliet balcony and views over the village. On this floor there is a wonderful principal bedroom suite with



ample storage, dressing room with aspect to the front and village views, and lovely bath/shower rooms. Four further bedroom suites compliment the house arranged over the remainder of the first floor and second floor, ideal for a growing family each with their own en suite.

Attention to detail was key when under construction. Five ring gas Rangemaster kitchen range, marble work surfaces and stone flooring in the kitchen and hall; under floor heating throughout the ground floor; bespoke hardwood internal doors with elegant door furniture; white suites to all the bath/shower rooms; Bluetooth surround sound to several rooms; concealed dual point ethernet and TV aerial cabling to all rooms; double glazing throughout; bay windows; tiled bathroom flooring; heated towel rails roof lights and ample under eaves storage. The property is offered with a Build Zone Warranty.

There is ample paved parking for five vehicles, including an electric car charging point to the front flanked by lawn and shrubs. To the rear there are enclosed south facing gardens with generous paved entertaining area running the width of the rear elevation with external power points and water. Ornamental pond. Substantial garden store with surround decking, power (internal and external) and lighting (internal and external).

#### DIRECTIONS (OX17 3HF)

From Banbury, take the A426 southwards towards Oxford. In Adderbury go through the traffic lights, passed The Red Lion on your left and out of the village towards Deddington. Just beyond the edge of the village take the right turn towards Milton and Bloxham (Berry Hill Road). The property is on the left hand side, slightly elevated and set back from the road with a paved drive to the front.

#### SERVICES

Mains electricity, water, gas and drainage are connected to the property. Central heating and hot water are provided by a gas fired boiler both under floor and conventional heating systems.

#### LOCAL AUTHORITIES

Cherwell District Council - 01295 227001

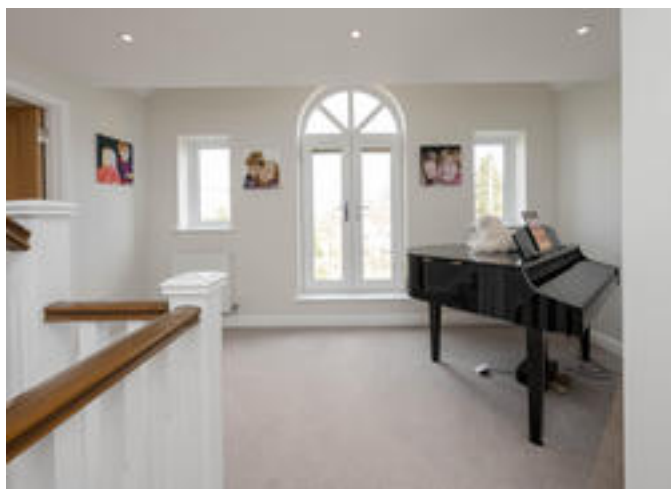
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#### TENURE

Freehold

#### Viewing

Strictly by appointment with Savills







Lindale, Adderbury, Oxfordshire  
Gross internal area (approx) 3,233.37 sq ft

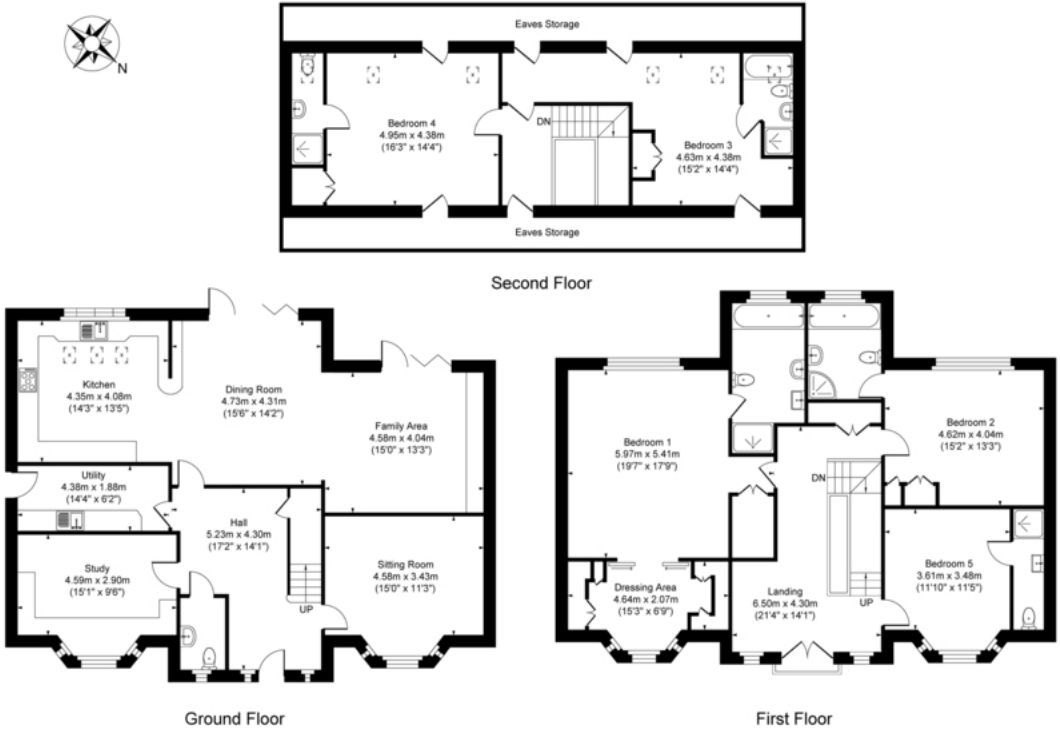


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Total Approx. Gross Area:- 300.39 sq.m. 3233.37 sq.ft.



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The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ □ Denotes restricted head height  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	87	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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