



# Substantial family home set in 0.37 acres

27 Twyford Gardens, Twyford, Banbury, OX17 3JJ

Freehold





Entrance lobby • sitting room • dining room • family room  
• kitchen/breakfast room • games room • shower room  
• four double bedrooms (one en suite) • two single  
bedrooms • family bathroom • shower room • gardens  
• decked terrace • in all about 0.37 acres

#### Approximate Distances

Banbury 2.9 miles, Bicester  
12.3 miles, Oxford 23.1 miles,  
M40 (J11) 4.5 miles

#### Situation

Twyford is near to the sought  
after village of Adderbury just  
south of the market town of  
Banbury which comprises a  
selection of large ironstone  
houses and thatched cottages.

Excellent local facilities in  
Adderbury include a  
hairdresser, post office, library,  
village store, a number of  
public houses and a fine  
fourteenth century church,  
with the nearby market town of  
Banbury offering more  
extensive retail, sporting and  
leisure facilities.

Local education includes a  
primary school 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 excellent  
squash, tennis and bowling  
clubs in Adderbury; golf at  
both Banbury Golf Club and at  
Tadmarton 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.

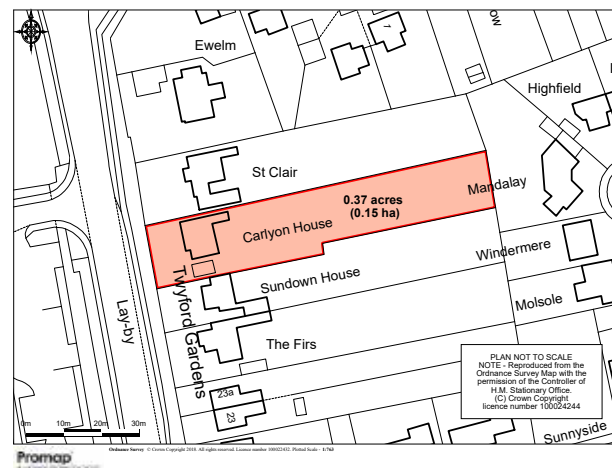
#### Description

A substantial mock Tudor  
house set back from the road,  
27 Twyford Road is detached  
and built from brick under a  
quarry tile roof.

You enter the property  
through weighty wooden front  
doors and into the entrance  
lobby, from here it flows  
through to the sitting room  
with working open fireplace  
inset with wrought iron grate  
and marble surround. Further  
on is the dining room, ample  
space for table and chairs  
making it a great place for  
entertaining. Moving on into  
the family room with door onto  
the rear garden. A bright and  
light room benefitting from  
picture windows framing the  
rear garden. The kitchen/  
breakfast room laid with tiled  
flooring is of good proportions  
with space for table and chairs.  
Wooden base and wall units  
provide the storage with







granite work surface inset with double sink with drainer. Integrated dishwasher with space for American style fridge/freezer and impressive Leisure 5 ring gas range with electric ovens. Further on this floor is a games room along with shower room with sauna, large shower tray, sink and w/c.

The first floor accommodation comprises a principal bedroom with views onto the rear garden, sizeable double bedroom with en-suite shower room. Three further double bedrooms with two benefitting from built in cupboards along with two single bedrooms with one being used as a study/home office. A family bathroom with white bath suite along with separate shower room across the landing.

Outside there is ample parking for a number of vehicles to the front on a recently tarmaced drive. A detached double garage with sliding doors to front and rear with eaves storage above. The rear garden is a generous size, mainly laid to lawn for ease of maintenance it has a fabulous raised sun deck ideal for outside dining and entertaining. Mature trees adorn the lawn with fruit bearing trees to the bottom along with flower and shrub borders.

#### Accommodation

Please see floor plans

#### Directions (OX17 3JJ)

From Banbury, take the A426 southwards towards Oxford. After passing Banatynes Health Spa on your left proceed out of the town. Upon entering Twyford the property can be found on your left hand side a short distance in denoted by a Savills For Sale board.

#### Services

Mains electricity, water, gas and drainage are connected to the property.

#### Local Authority

Cherwell District Council - 01295 227001

#### Council Tax

Band: F

#### Fixtures And Fittings

Items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings are expressly excluded. Certain such items may be available by separate negotiation.

#### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

#### Viewing

Strictly by appointment with Savills.

Photos taken: March 2018 and August 2019. Details prepared: September 2019

**27 Twyford Gardens, Twyford, Banbury, OX17 3JJ**

**Gross Internal Area (approx)**

**House** 255.3 sq m / 2748 sq ft

**Garage** 25.9 sq m / 279 sq ft

**Total** 281.2 sq m / 3027 sq ft

**Catherine Scandrett**

Savills Banbury

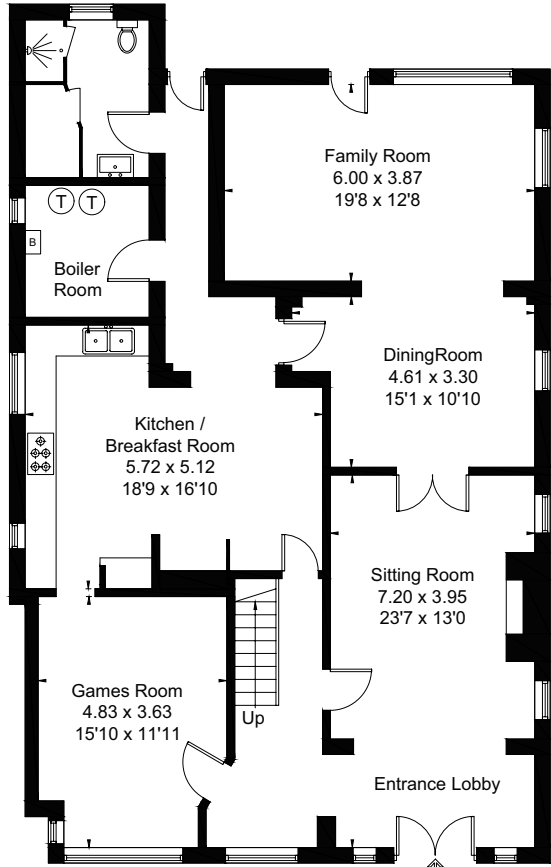
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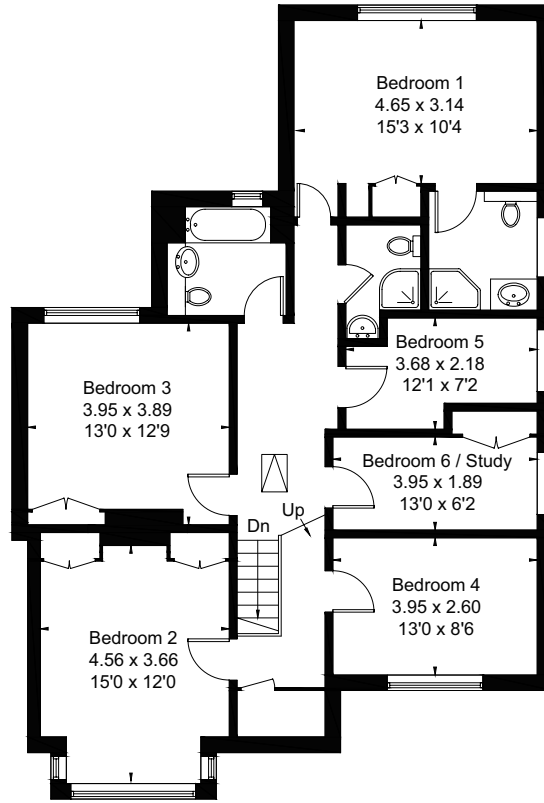


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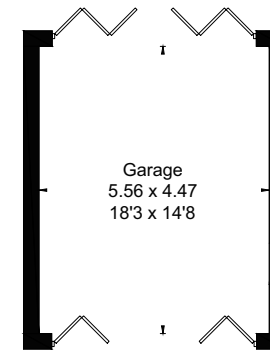
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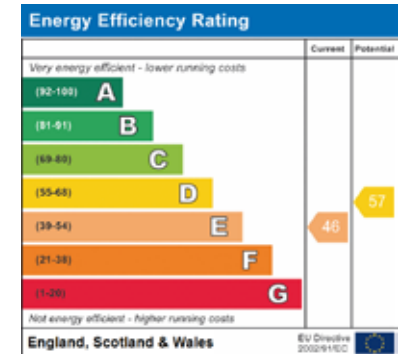
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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