



BRIARWOOD
BERRY HILL ROAD, ADDERBURY



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BBERRY HILL ROAD, ADDERBURY, BANBURY, OXFORDSHIRE OX17 3HF

A Deceptively Spacious Three Bedroom Detached Bungalow set in just under a Third of an Acre backing onto Open Fields and a Southerly Aspect. The Property offers scope to Extend to the First Floor.

ACCOMMODATION

- Spacious Entrance Hall
- Sitting Room
- Dining/Family Area
- Kitchen/Dining/Family Room
- Utility Room
- Family Bathroom
- Wet Room
- Own Driveway
- Detached Garage
- South Facing Rear Garden
- Set in just under a Third of an Acre backing onto Open Fields
- Gas Central Heating
- Double Glazed Windows

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Briarwood is an individual and deceptively spacious detached residence set in gardens of just under a third of an acre backing onto open fields and enjoying panoramic views.

The property has been tastefully and sympathetically improved and modernised to provide excellent accommodation.

There is a spacious Entrance Hall with a beautiful herring bone floor that continues through the majority of the property and is an enchanting feature. Furthermore the light and spacious Kitchen/Dining Room has been superbly fitted to incorporate a variety of appliances provides an excellent space to entertain.

Equally the Wet Room and Family Bathroom enjoy underfloor heating.

The property benefits from gas central heating and double glazed windows.

The roof space provides an excellent space that could be further developed subject to planning permission being granted.

Outside there is a driveway and garage providing parking for several vehicles. The rear garden has been beautifully maintained and enjoys views over open fields and is south facing.



SITUATION & AMENITIES

The picturesque village of Adderbury offers many amenities including a Hotel and three Public Houses offering good food, Hair Dressers, Library, Golf Club, Recreation Ground and the Church of St Mary. The village has a good community spirit and offers many clubs ranging from babies and toddlers groups, to Brownies, Scouts, Photography, Gardening, WI, Bowls, Cricket, Tennis and Squash.

Also within the village there is the Christopher Rawlins Church of England primary school. Secondary education can be found at Bloxham – the Warriner School or Bloxham School which is an independent co-educational school catering for boarders and day pupils. Alternatively, secondary education can be found at Banbury - Blessed George Napier School or North Oxfordshire Academy.

Further comprehensive facilities can be found in both Banbury and Oxford whilst access to the M40 motorway can be gained at Junctions 10 or 11. Mainline stations are also available from both Banbury and Bicester.

Deddington c. 3 miles

Banbury c. 4 miles

Chipping Norton c. 13 miles

Oxford c. 21 miles

Birmingham c. 55 miles

London c. 74 miles

M40 Access c. 5 Miles

London via Bicester North or Banbury c. 1 hour

LOCAL AUTHORITY

Cherwell District Council

Council Tax Band: E

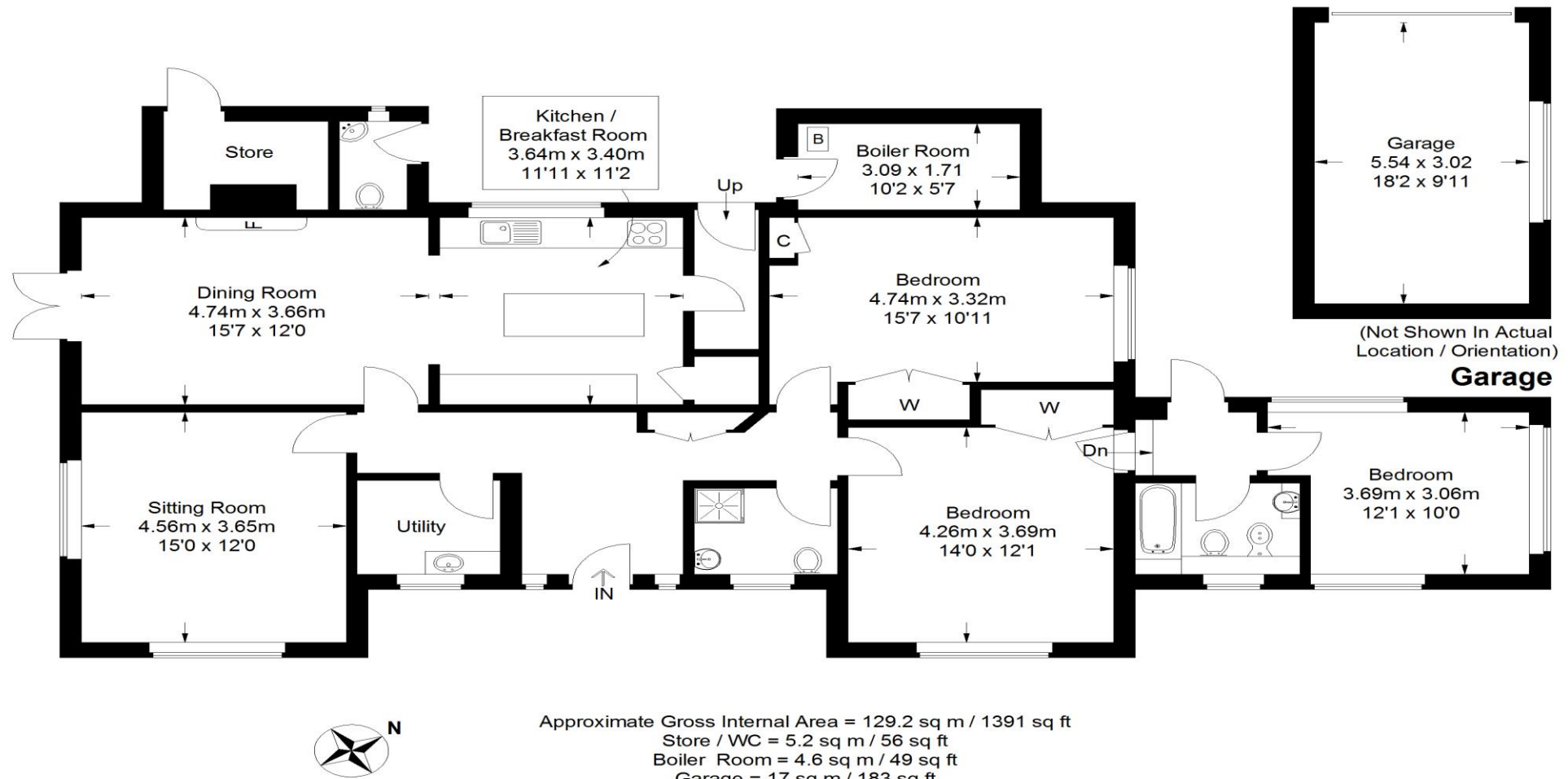
VIEWING

By Appointment Only





Briarwood, Berry Hill Road, Adderbury, OX17 3HF



Approximate Gross Internal Area = 129.2 sq m / 1391 sq ft
 Store / WC = 5.2 sq m / 56 sq ft
 Boiler Room = 4.6 sq m / 49 sq ft
 Garage = 17 sq m / 183 sq ft
 Total = 156 sq m / 1679 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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