



Staniers, Overthorpe, Oxfordshire

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BNP PARIBAS GROUP

Staniers, Overthorpe, Banbury, Oxfordshire, OX17 2AF

A rare opportunity to purchase an exceptional, spacious and contemporary family home in the highly sought-after village of Overthorpe.

M40 (J11) 1.6 miles, Banbury Station 3.2 miles (London Marylebone in under 1 hour), Banbury 3.5 miles, Brackley 9 miles

Entrance hall | Open-plan kitchen/living/dining room | Utility room | Shower room | Principal bedroom with en-suite bathroom | Three further double bedrooms (one on the ground floor) Bathroom | Garage | Off-road parking | Gardens to front and rear | EPC rating TBC

The property

The front door opens into a spacious entrance hall which provides access into all of the main reception rooms and has stairs up to the first floor.

The impressive open-plan kitchen/living/dining area is triple aspect and has bi-fold doors out to the garden. The living area has a wood burning stove and the kitchen area is fitted with a modern, sleek kitchen with sink, large island with gas hob and extractor fan above, granite work surfaces and integrated appliances including ovens, drinks/wine fridge and dishwasher. A useful utility room with back door, storage cupboards and work surface space, Belfast sink and space for appliances adjoins the kitchen. A double bedroom and shower room complete the ground floor accommodation.

Stairs rise to the first floor which comprises the principal bedroom with en-suite bathroom, two further double bedrooms and a family bathroom.

Outside

To the front of the property, a large driveway provides off-road parking for several cars and leads to the garage with electric door. There is also two areas of lawn to the front and a terrace with open countryside views. Steps lead up from the driveway to the front door.

The main garden lies to the rear of the property and benefits from being south facing and private with a gate leading out directly to footpaths. The garden has a large area of lawn along with a paved terrace area leading off the open-plan kitchen/living/dining room, ideal for outdoor entertaining and al fresco dining.

Location

Overthorpe is a small village with historic roots and an active community on the outskirts of Banbury, overlooking the Cherwell Valley.

Extensive shopping and leisure facilities are available within nearby Banbury. The village is well located for a range of state and private schools including St John's Priory, Carrdus, Bloxham School, Tudor Hall, Winchester House and Chenderit. The next door village of Middleton Cheney also has a village shop, two public houses, pharmacy, newsagent and primary school.

There are competitive tennis, football and cricket clubs nearby along with leisure centres and golf courses.

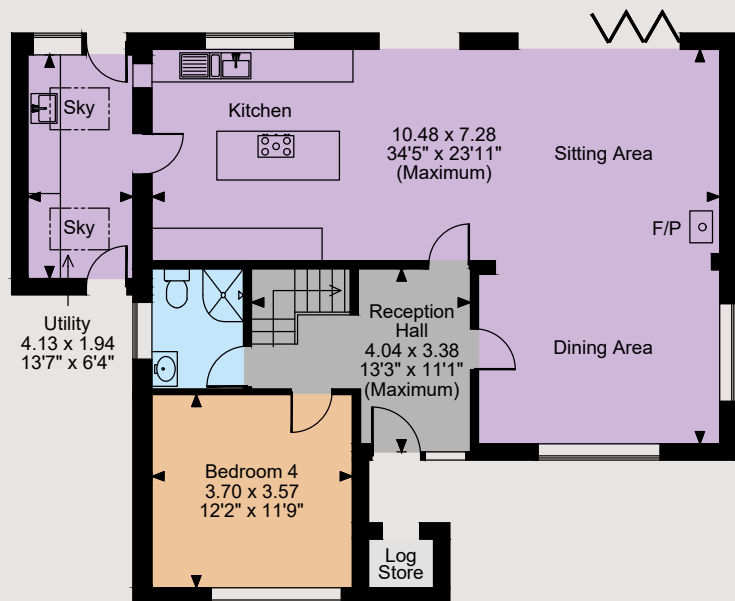
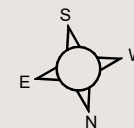
Communication links are excellent with Banbury train station 3 miles away with trains to London Marylebone in under an hour and Birmingham New Street in around 40 minutes. There is easy access to the M40 at junction 11 and Birmingham Airport approximately 40 minutes away.



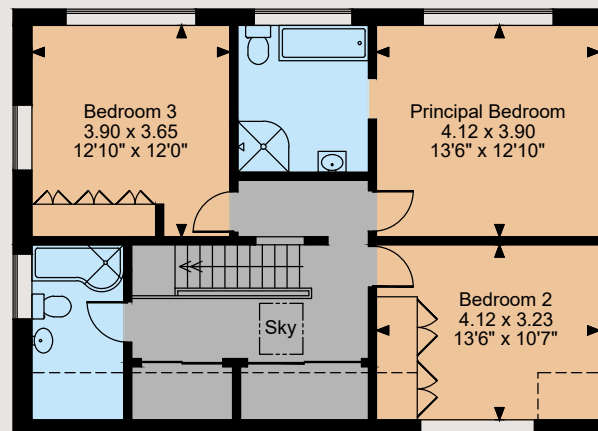


Floorplans

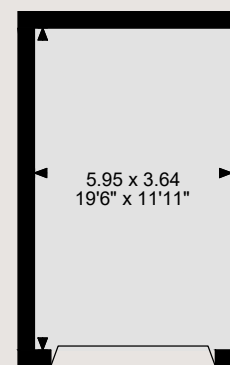
House internal area 1,758 sq ft (163 sq m)
Basement Garage internal area 233 sq ft (22 sq m)
Total internal area 1,991 sq ft (185 sq m)
For identification purposes only.



Ground Floor



First Floor



Basement Garage

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

□ □ □ □ Denotes restricted head height

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Directions

From Banbury take the A422 signposted Brackley, at the top of the dual carriageway take the third exit at the roundabout and at the junction with Warkworth Road, turn right. Staniers is situated on the left hand side.

General

Local Authority: West Northamptonshire District Council.

Services: Mains electricity, gas and water. Septic tank drainage.

Council Tax: Band G.

Tenure: Freehold

Guide Price: £720,000

Banbury

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01295 273592

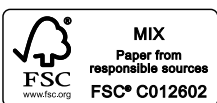
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