



69 Wallin Road, Adderbury, Oxfordshire, OX17 3FA

£950,000

Freehold

EPC Band : B

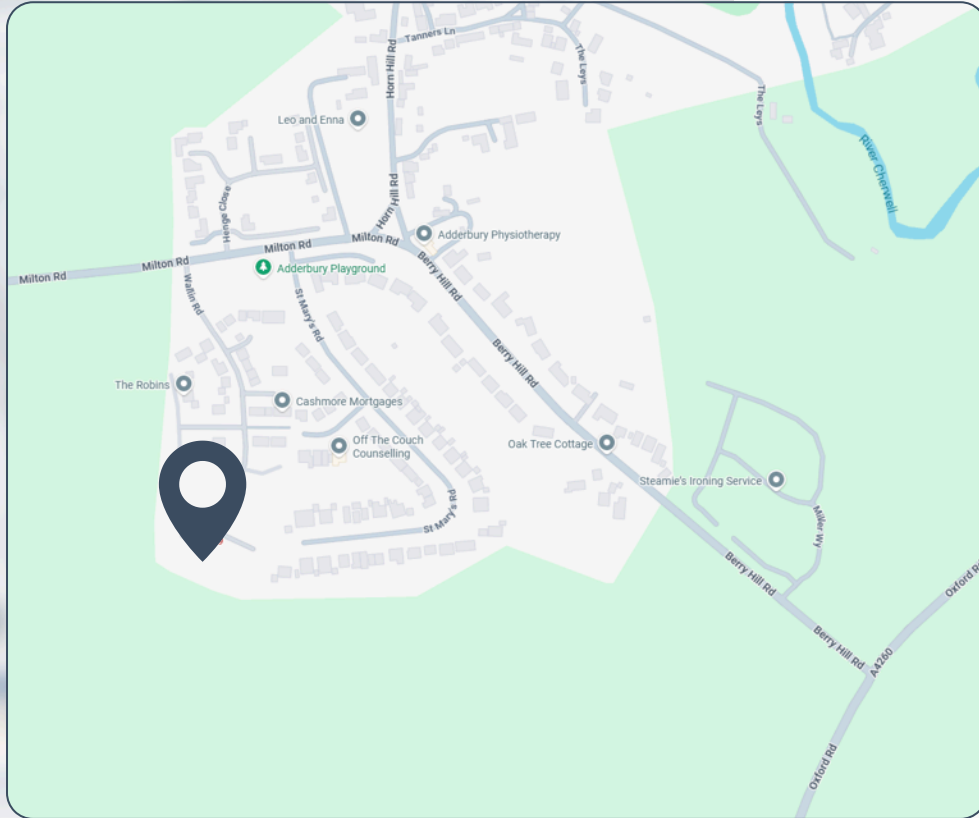
2681 Sq Ft

Cherwell District Council - Council Tax Band G

020 8876 2222

hello@village-properties.co.uk

Location



Adderbury is an attractive and well-established North Oxfordshire village, approximately three miles south of Banbury, known for its traditional ironstone cottages, historic character and strong sense of community. The village offers a good range of everyday amenities, including local pubs and restaurants, village facilities and recreational clubs, while the wider amenities of Banbury are within easy reach. Families are particularly well served, with Christopher Rawlins Church of England Primary School located within the village, while The Warriner School in nearby Bloxham is the designated-area secondary school. The area also offers access to independent schooling, including Bloxham School.

Despite its rural setting, Adderbury is well connected for commuters and those travelling further afield. The A4260 provides straightforward road access towards both Banbury and Oxford, with the M40 readily accessible for connections to London, Birmingham and the wider motorway network. King's Sutton railway station is approximately 1.5 miles away, while Banbury station provides a wider range of services, including direct trains to London Marylebone with journey times from approximately 51 minutes. The village is also served by bus connections between Banbury and Oxford, making Adderbury a convenient location for those seeking village living without sacrificing accessibility.

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Summary

- Detached modern family house
- Impressive hallway
- 5 bedrooms
- 3 bathrooms and guest w.c.
- Dining kitchen
- Utility room
- Playroom
- Living room
- Study
- Guest cloakroom
- Double garage
- Off-street parking
- Large south facing garden

The Property

This exceptional stone-built detached family home occupies a secluded position within an exclusive and highly sought-after residential development in the desirable village of Adderbury. It has beautifully presented accommodation with five generously proportioned bedrooms and spacious, light-filled living areas, this property is ideal for modern family life and entertaining. The beautifully landscaped south facing rear garden enjoys stunning views across the surrounding countryside.

The ground floor features an impressive and spacious entrance hall, a family living room with French doors opening onto the rear garden that creates a seamless connection between indoor and outdoor living. The impressive, light-filled kitchen/dining room is fitted with contemporary units and quartz worktops, with further doors leading directly to the garden. Additional ground floor accommodation includes a formal dining room, which could also serve as a playroom, home office, together with a utility room and a convenient cloakroom.

A striking staircase leads to the spacious first-floor landing, complete with an attractive balcony feature. The luxurious principal bedroom benefits from a dedicated dressing area with fitted wardrobes and a stylish en-suite bathroom featuring both a bath and separate shower. The second bedroom also enjoys fitted wardrobes and its own en-suite shower room. Three further generously proportioned bedrooms are served by a well-appointed family bathroom with both a bath and separate shower.

Outside, the property offers a double garage with remotely operated doors and ample driveway parking. The beautifully landscaped, south-facing rear garden provides an excellent space for entertaining and family life.

This outstanding home presents a rare opportunity to acquire a substantial family property in a prestigious village location, combining generous living space, an exceptional garden, and excellent transport links in the heart of North Oxfordshire.

Nice to know:

Local Authority: Cherwell District Council Council Tax Band G : £4,241.34 (2026-2027) EPC: Band B 2681 sq ft

ESTATE CHARGE

The property is subject to an annual estate management charge, currently £286 per annum (£247.80 service charge plus £38.46 reserve fund, invoiced half-yearly by Warwick Estates as managing agent for Adderbury Fields Management Company Limited), in respect of the maintenance of the unadopted estate roads, landscaped areas and associated open spaces. The charge is fully paid to 30 June 2027. A fixed rentcharge of £1 per annum is also payable. Full details are set out in the Transfer dated 19 May 2017; buyers should confirm future charges with the managing agent.

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Approximate Gross Internal Area = 210.1 sq m / 2261 sq ft
Garage = 39.0 sq m / 420 sq ft
Total = 249.1 sq m / 2681 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1310717)



























