



Whitcham House, Ducketts Lane, Farnborough, Banbury OX17 1EA
£450,000

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





Spacious non estate detached home located in an un-spoilt village with pleasant views over farmland.

**Entrance hall | Cloakroom | Dual aspect living room |
Separate dining room | Study | Kitchen | Rear lobby area |
Four first floor bedrooms | Bathroom | Double garage |
Ample off road parking | Established private rear garden
backing onto farmland**

Offered with no onward chain, a four bedroom detached house offering generous size accommodation throughout enjoying a generous size plot and complemented by a mature garden of 120 ft in length. The property would now benefit from updating.

Ground Floor

Recessed porch leads to front door.
Spacious entrance hall: Stairs rising off to first floor. Useful understairs storage cupboard.

Cloakroom: Low level WC. Wall mounted hand basin. Tiling to splashback areas.

From the hallway two steps down and door leading to;

Dual aspect living room: Sliding patio doors to rear. Double glazed window to front. Fireplace.

Kitchen: Bowl and a half inset sink unit and drainer. Complementary range of light fronted wall and base units. Integrated dishwasher. Work surface and free space under. Integrated four ring electric hob. Integrated double oven and grill. Integrated fridge and freezer. Tiling to all walls.

Separate dining room with patio doors to rear.

Study with window overlooking the garden.

From the hallway door leading to;

Lobby area with plumbing for washing machine. Door to outside. Door to garage.

First Floor

Split level landing: Airing cupboard housing hot tank and immersion heater.

Bedroom one: To front aspect. Range of fitted wardrobes.

Bedroom two: To rear aspect. Fitted wardrobes. Views over garden and fields.

Bedroom three: To front aspect. Fitted wardrobes.

Bedroom four: To rear aspect. Fitted wardrobe. Views over garden and farmland.

Bathroom: Comprising of panelled bath, pedestal hand basin and low level WC. All walls are fully tiled. Shaver socket.

Outside

Rear garden: Mature and established garden measuring 120 ft approximately. Predominately laid to lawn, stocked with flowers, trees, shrubs and bushes. Patio area. Backing onto farmland. The garden faces south east. Access front to back both sides via wrought iron gates.

Front: Tarmac driveway providing off road parking for several vehicles. Areas laid to lawn. Two large trees. Pathway to front door.

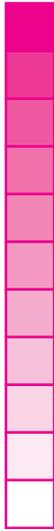
Double garage: Two metal up and over doors. Light and power connected. Oil tank.

Farnborough

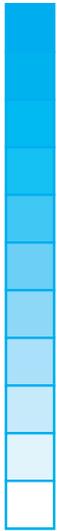
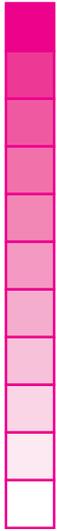
A small beautiful village between Leamington and Banbury. It is situated within a Conservation Area and is on the edge of the Cotswold Area of Outstanding Natural Beauty. It is home to Farnborough Hall the National Trust property, Farnborough Village Hall and The Kitchen at Farnborough.

Services: All
Council Tax Banding: E
Authority: Stratford On Avon

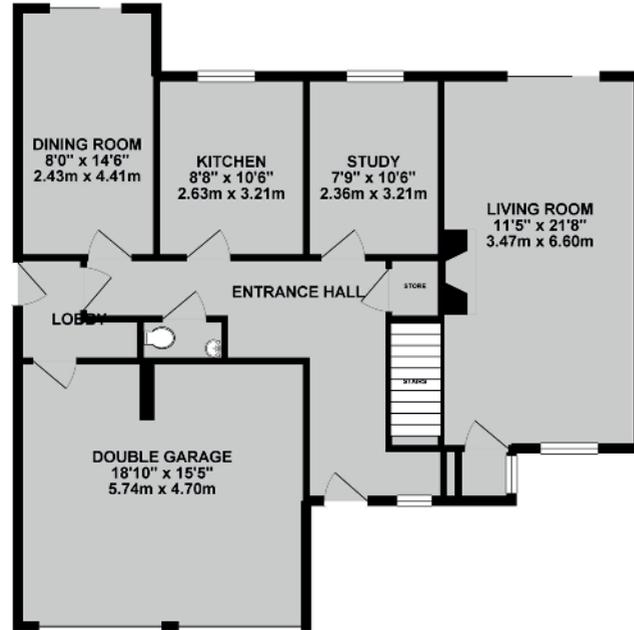
Directions: From Banbury Cross proceed north into North Bar and continue over the traffic lights and onto the Southam Road, continue on this road heading out of Banbury for approximately four miles taking the left turn signposted to Farnborough. Upon entering Farnborough take the first right turn and follow this road round, passing the public house and just before leaving the village, Whitcham House can be found on the right hand side. A "For Sale" board has been erected.



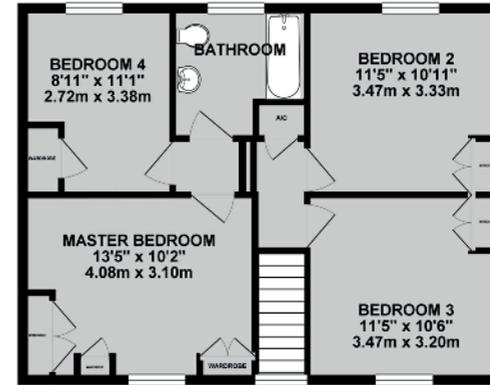




GROUND FLOOR 1011.24 sq. ft.
(93.95 sq. m.)



1ST FLOOR 599.66 sq. ft.
(55.71 sq. m.)



TOTAL FLOOR AREA : 1610.89 sq. ft. (149.66 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrapr: 6/2013

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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Viewing: Through appointment with Stanbra Powell

