



Placketts

Adderbury, OX17

Guide Price £800,000

Discover a truly remarkable property with this Grade II Listed detached home, set in the heart of the beautiful West Adderbury. Steeped in history and dating back to the 1600s, Placketts enjoys near total privacy behind closed doors, in the very centre of the village.



THE CHERWELL AGENT
VILLAGE & COUNTRY HOMES



Placketts

Adderbury, OX17

- Historic detached house
- Near absolute privacy
- 5 bedrooms
- Two further rooms above garage
- Tenure Freehold
- Centre of West Adderbury
- Beautiful generous gardens
- Separate garage & driveway
- No onward chain
- Council tax F & EPC rating F



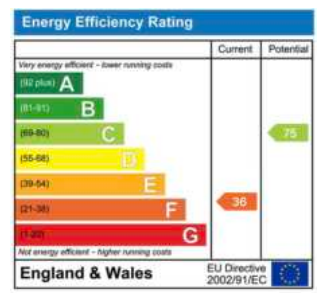
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Stepping inside, the ground floor comprises an elegant formal sitting room, beautiful dining room, and a breakfast kitchen, all brimming with character features such as exposed beams and fireplaces. A cellar beneath offers additional storage, and a convenient downstairs WC adds to the practicality of the home. This house features five bedrooms positioned over the first and second floors, each infused with character and charm.

Outside, Placketts is surrounded by generous, meticulously maintained gardens that provide a private and serene escape. The gardens, enjoying the old bothy, offer wonderful seclusion perfect for enjoying outdoor living and hosting guests. A detached garage and driveway with two additional rooms above adds further value, offering the potential to create additional living space, a home office, or a creative studio tailored to your needs (subject to the usual consents).

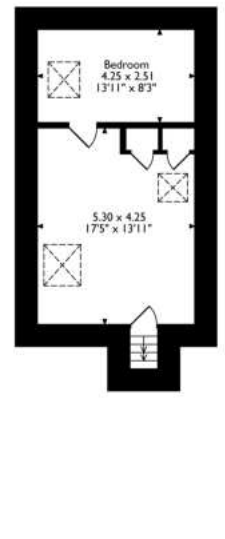
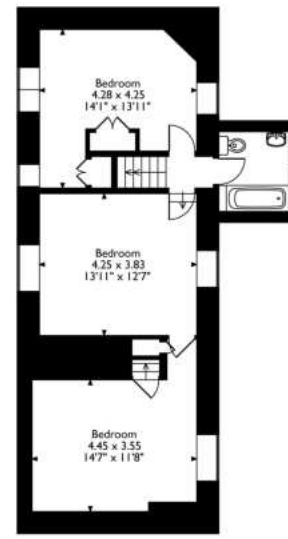
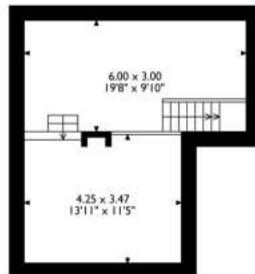
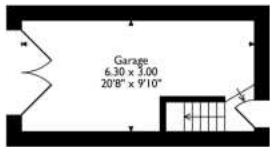
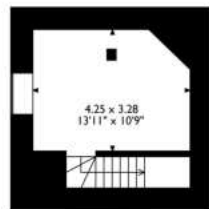
West Adderbury, the prettiest part in arguably one of the best villages in the area, is nestled amidst the scenic Oxfordshire countryside nearby, renowned for its historic charm and vibrant community. The village enjoys a host of amenities including a choice of pubs, a village shop, squash and tennis clubs. A local primary school proves a popular choice for young families and the nearby Warriner school in Bloxham, as well as a choice of private schools, gives families a healthy choice for education. Nearby train stations in Banbury, King's Sutton and Bicester provide regular services to London in under an hour.

Tenure: Freehold
 Local Authority: Cherwell
 Council Tax Band: F
 Utilities: Mains electric, water & drainage.





Placketts, High Street, Banbury, Oxfordshire
 Approximate Gross Internal Area
 Main House = 176 Sq M/1895 Sq Ft
 Garage/Outbuilding = 64 Sq M/689 Sq Ft
 Total = 240 Sq M/2584 Sq Ft



Garage (Ground Floor)

Garage (First Floor)

Ground Floor

First Floor

Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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