



Westfield House
Main Street | Hanwell | Banbury | Oxfordshire | OX17 1HL

WESTFIELD HOUSE

An extended family house built in 1997 by Noralle Country Homes in handsome local Ironstone on the very edge of the village. Spacious accommodation with 3 reception rooms, superb extended kitchen/family room, utility, pantry, WC, 5 generous bedrooms, 3 bathrooms (2 en-suite), oil central heating, wooden double-glazed windows, double garage, ample parking, 1/3 acre plot with west & south-facing gardens.



GROUND FLOOR

A tiled storm porch and double-glazed casement door lead to the spacious entrance hallway. Stairs rise to the first floor with an understairs storage, fully tiled. The cloakroom has a front window. The lounge has a brick chimney breast, wooden mantelpiece and a tiled hearth (ready for the wood burning stove). Coved cornices, TV point, wall light points, two front windows with French doors overlooking the rear garden. The original dining room is now a peaceful sitting room with a TV point, coved cornices and a side window. The study also has coving, telephone point and a front window.

The fabulous kitchen/family room was largely extended in 2015 and really is the 'heart of this family home' now with its electric three oven Aga and under floor heating. It provides an extensive range of bespoke white fronted base cabinets with two sets of pan drawers, integrated fridge, dishwasher and warming tray, all designed and supplied by Signature Kitchens.

A Franke sink with hot tap is set in to striking black granite worktops, the large central island has a smaller prep sink also in black granite work surfaces with further base units. This ideal entertaining room has a fully tiled floor, exposed stone walling and two roof lanterns allow natural light to flood in to the area. There is ample room for a table and chairs as well as more comfortable seating just inside the south-facing windows and French doors to the garden. There is a large shelved pantry with automatic lighting. The former kitchen is now a spacious utility room with Cotswold green base units, a second integrated dishwasher (for Xmas!), space for white goods and plumbing facilities. A tall unit houses the Worcester oil-fired boiler replaced in 2013. Granite tops with drainer, Franke stainless steel sink. Neff electric fan assisted oven, 4-ring hob and extractor hood. Matching eye-level units with three glazed cabinets. Fully tiled floor, rear window.









Seller Insight

“It was the spaciousness of this attractive, handsome house which first attracted us,” say the current owners of Westfield House, “with 5 generous bedrooms, three bathrooms, and a good sized garden. We were also impressed by the quiet village location, with its excellent transport links, providing the best of both worlds.”

Since moving in, the owners have made various improvements to the property. “As well as refurbishing the bathrooms, we have built an extension providing a spacious kitchen, living, and dining area,” they say, “which also enabled us to use the old kitchen as a utility room, and the old utility as a pantry. The new extension is a great versatile space, perfect for everyday life and entertaining alike. Bought from new, and being both spacious and welcoming, this has been a great family house with all the associated memories of a growing family.”

Outside, the garden provides an extension of the indoor living accommodation during the warmer months of the year. “The sun comes around the house ending on a recently installed decking area in the garden,” say the owners, “which is ideal for al fresco dining and summer parties. At almost a third of an acre, the garden is mainly laid to lawn with some bedded plants, and provides plenty of potential for the next owners to make it their own. Being so spacious, the garden has been greatly enjoyed by our children growing up, at one time having had swings to play on, and with plenty of grass to run around and kick a ball.”

The local area has much to offer, too. “Hanwell is a picturesque old village with a castle and 12th century church,” say the owners, “with numerous lovely walking routes in the surrounding area and easy access to the Cotswolds. There are good state and public schools in nearby Oxford and Warwick, and great transport links via motorway or trains to north, south, east and west.”

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Main Bedroom



FIRST FLOOR

The extensive landing has two radiators, a large airing cupboard with slatted shelving and the pressurised hot water cylinder. A wide access to the insulated loft which has a retractable ladder, light point and is partially boarded. Two smoke alarms, internal opaque window and a side window. The main bedroom has original and additional fitted wardrobes, two radiators, side window overlooking the garden. The en-suite has a double width shower enclosure with an Aqualisa power shower and glazed side panel. Vanity unit with wash hand basin, close coupled WC, ladder radiator, smart mirror/shaver point. Fully tiled, extractor fan, downlighters, opaque window. The comfortable guest bedroom has a double wardrobe and a front window. The en-suite also has a shower enclosure with a Mira shower unit. Pedestal wash hand basin, low-level WC, mirror/shaver point, extractor fan, ladder radiator, opaque front window. The 3 other bedrooms on this floor all have fitted wardrobes with rear windows overlooking the west-facing rear garden. The family bathroom has a white panelled bath with curved shower screen and Aqualisa shower unit. Ladder radiator, fully tiled, vanity unit with wash hand basin, low-level WC, extractor fan. Mirror/shaver point, downlighters, opaque side window.



En-suite to Bedroom 1



Bedroom 2

Bedroom 4





Family Bathroom



OUTSIDE

Gardens

The house is approached off a sweeping shared driveway to one neighbouring house. The frontage is well screened by a combination of conifer and laurel hedging providing much privacy. There is a curved lawn area to the right of the driveway with post and rail fencing enclosing the frontage. There is a lawn section in front of the house with some specimen trees and PIR garden lighting. Two solid wooden gates lead around to the side and rear garden. To the south of the house is a very private south-facing garden measuring around 24m by 15m average. There is a large decked area catching the last sunshine from the western sunsets. There is a curved terrace with stone retaining wall and colourful planted borders, as well as buddleia, honeysuckle and clematis. Further evergreen hedgerow and new panelled fencing screens the frontage from the village hall (and the electric sub-station) situated just outside of this part of the garden. Behind the house is a west-facing L-shaped lawned garden measuring around 21m by 12.5m. There is a level terrace with PIR garden lights and cold-water tap. There is close boarded fencing on all four sides with gated access to the front garden. The main area of garden rises gently uphill where there is a brand new 1000 litre Titan oil tank situated. The lawn does wrap around the house on all sides with a further lawn area and apple trees of the north side of the house. The total plot extends to around 1/3 acre or thereabouts.

Double Garge & Parking

The attached double garage has light and power connected, an opaque side window and a connecting door to the house. There is adequate room to the front of the garage to park 6 standard vehicles with comfort.





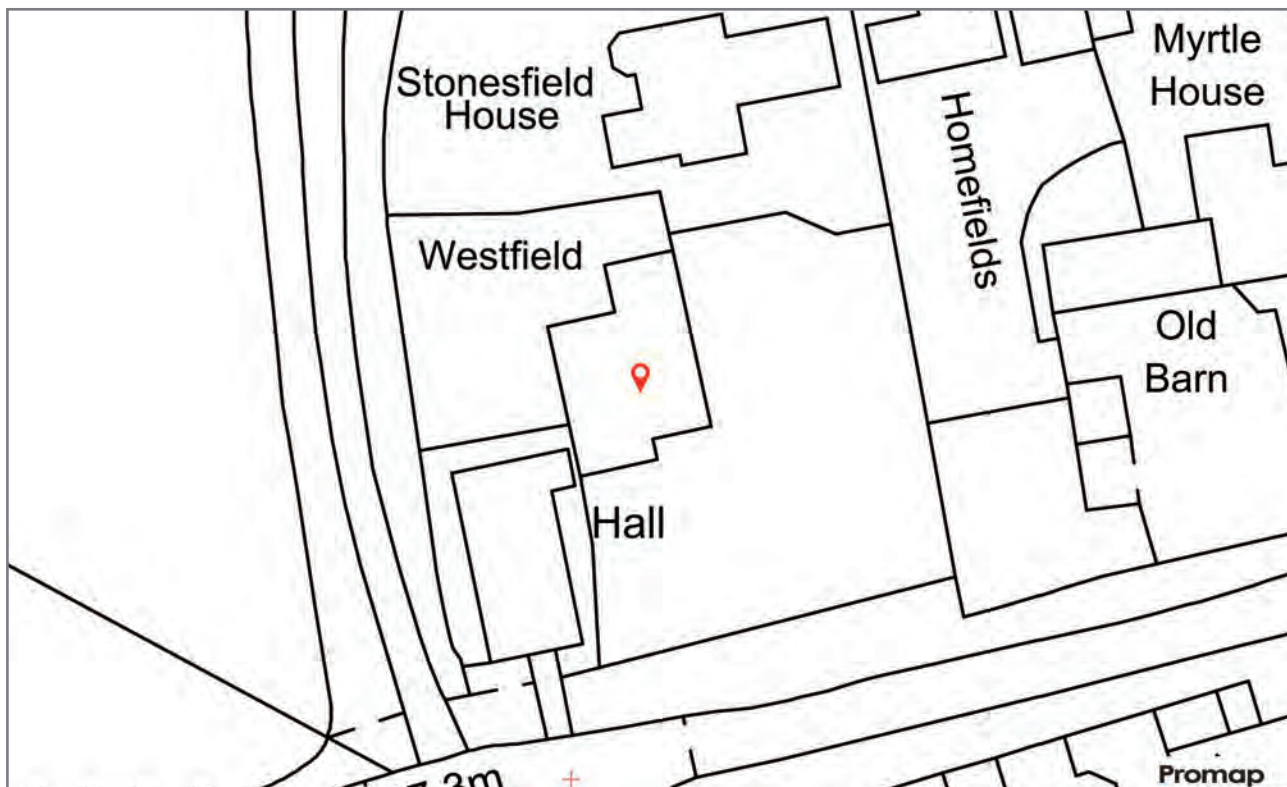


LOCATION

Hanwell is a pretty small village with much to offer, just 2 miles due north of Banbury accessed from either the B4100 Warwick or A423 Southam roads. It was mentioned in the Domesday book with Saxon origins and an interesting history. St.Peter's Parish Church dates from 1154, but was mainly rebuilt in a transitional style in the early 14th century, there is also a 15th century 'castle' with ornamental battlements. There is a smart village hall, an Astronomical observatory in the castle grounds open to the public annually. The Moon & Sixpence provides a warm welcome to all visitors and excellent food (when able to). Junior schooling is found nearby in the village of Hornton, and senior schooling is at The Warriner in Bloxham. Private schooling is available in Bodicote, Overthorpe, Banbury, Bloxham, Princethorpe, Rugby or Warwick. The M40 (J11) is 2 miles away giving fast access to the motorway network, Birmingham airport is 37.6 miles and 43 minutes away. Regular trains from Banbury give access to Marylebone, London in under an hour.







Local Authority

Cherwell District Council.
Telephone (01295) 227001.
Council Tax Band 'G'.
Current Payable £3,305.95p PA.

Services

Mains electricity, water, drainage, oil-fired central heating to radiators, BT (high speed broadband available).

Viewing Arrangements

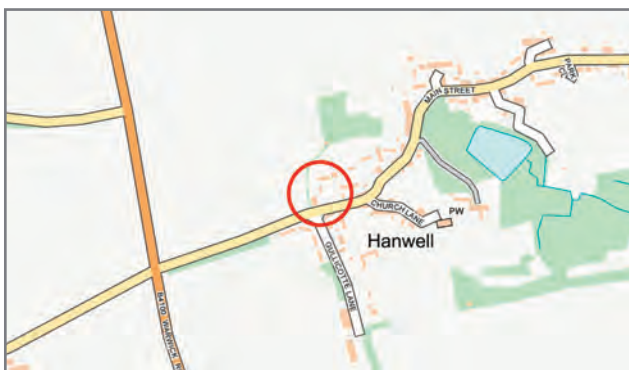
Strictly through the vendors sole agents Fine & Country on either (01295) 239665 or (07761) 439927.

Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	By prior arrangement

Directions

From the Banbury Cross, head northwards to the main crossroads at the Three Pigeons public house. Go straight ahead passing Waitrose and the large Banbury town cemetery on your left. At the next roundabout go directly ahead passing Tesc on your left hand side. Go straight over the next small roundabout and continue up the hill on the A423 for just over a mile, then turn left in to Hanwell (driving over the M40). Drive right through this very picturesque village passing The Moon & Sixpence on your left. Soon after the tight S-bend, you will see the village hall on your right as you leave the village. Westfield House is tucked behind the conifer screen with a name plaque of the stone walling. The village can also be reached off the B4100 Warwick Road, when the house would be the first on your left just after the village hall. For your Sat Nav systems, enter OX17 1HL.



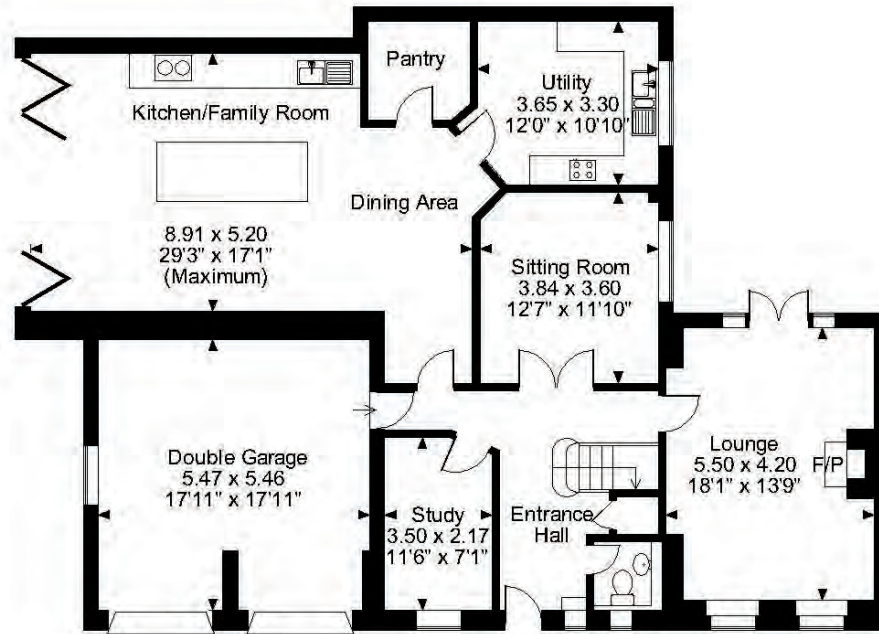
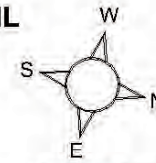
Westfield House, Hanwell, Oxfordshire OX17 1HL

Approximate Gross Internal Area

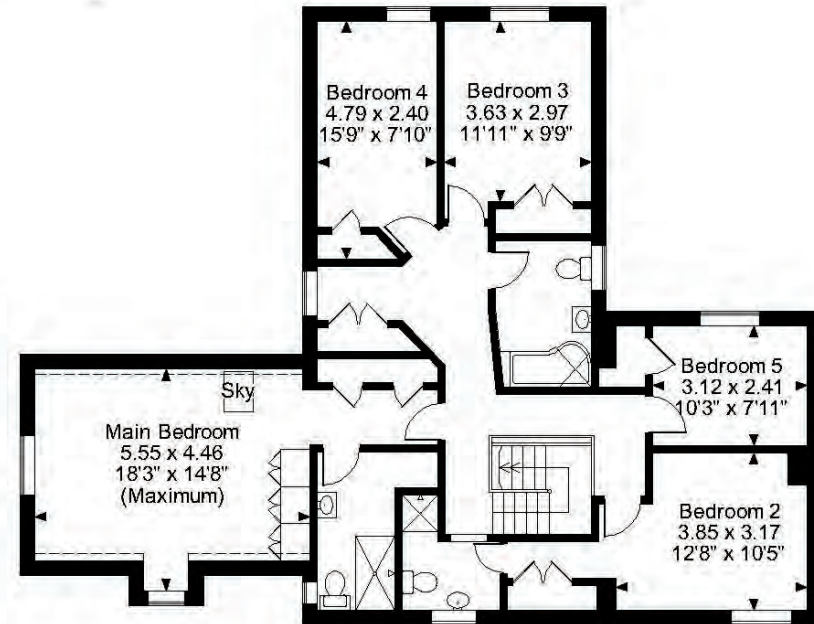
Main House = 2545 Sq Ft/236 Sq M

Garage = 321 Sq Ft/30 Sq M

Total = 2866 Sq Ft/266 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 - 100)		
B (81 - 91)		
C (69 - 80)		
D (55 - 68)		
E (39 - 54)		
F (21 - 38)		
G (1 - 20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Christopher E Mobbs FNAEA CPEA
Partner Agent

Fine & Country Banbury
34 years experience | 07761 439927 | DD: (01295) 239665
email: chris.mobbs@fineandcountry.com

Chris was born and educated in Banbury and has been a senior and key member of Fine & Country since he joined in January 2003. He is a long standing and active fellow of the National Association of Estate Agents and joined the industry in May 1986. Chris is a consummate professional accepting only the highest standards of marketing, integrity and customer care. He also holds the CPEA qualification gained in 1993 after 2 years studying property law, sales & marketing and building construction. Chris has lived in Hanwell for over 30 years with Elizabeth, (his wife of 35 years), so is without doubt a local property expert!

YOU CAN FOLLOW CHRIS ON



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“Chris and the team at F&C Banbury pulled out all the stops to ensure the sale of my house. After nearly a year with Strutt and Parker I was so pleased to meet Terry Robinson from F&C Banbury, he had a ‘can do’ positive attitude which gave me renewed hope that my house might sell. Chris Mobbs accompanied most of the viewings that took place out of hours, sometimes on a Sunday. They found 2 buyers in less than 3 months. Chris achieved what the solicitors could not and saw the sale through to completion. Chris and Terry are a great team. Dealing with Chris who went out of his way to see the sale through to completion was totally refreshing.”



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country

Tel: +44 (0)1295 239665

banbury@fineandcountry.com

Guardian House, 7 North Bar Street, Banbury, Oxon OX16 0TB

