



10 Oldborough Drive
Loxley, Warwickshire



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10 Oldborough Drive is a fabulous home in this excellent location. Loxley is a thriving village with a strong community which offers a range of facilities and activities including a fine parish church, community pub and a primary school. The village park contains a children's play area, a tennis court and a dedicated space for dog walkers.

A wider range of amenities for day-to-day needs can be found in the nearby village of Wellesbourne, including a Sainsbury's supermarket. The region's cultural centre, Stratford-upon-Avon, is just over 4 miles away and offers high-street shopping, restaurants, leisure facilities and world-renowned Shakespearean heritage sites and theatres.



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EPC

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Tenure: Freehold

Local authority: Stratford-on-Avon District Council

Council tax band: G





A well appointed property situated in an exclusive, highly regarded development.



The property

One enters the property via an entrance hall with stairs rising to the first floor and doors to the principal reception rooms. These include a spacious drawing room with a delightful bay window and a lovely feature fireplace. Across the hallway is a dining room also with a bay window. The kitchen/dining room is well-appointed with wooden kitchen units, granite worktops and a range of integrated appliances including a double oven. There is ample space for a dining table and further seating area. Double doors open from the kitchen/dining room to a lovely rear garden.

The first floor comprises a principal bedroom suite with a dressing room and en suite shower room. There are three further good-sized bedrooms, two of which have built-in cupboards, and a family bathroom.

To the side of the property is a single garage en bloc. There is parking for several cars on the block-paved driveway. To the rear is an attractive garden, well-kept with herbaceous borders, a neat block-paved patio area and a modest lawned area.

Services

All mains services are connected to the property. Gas fired central heating.

Directions (CV35 9HQ)

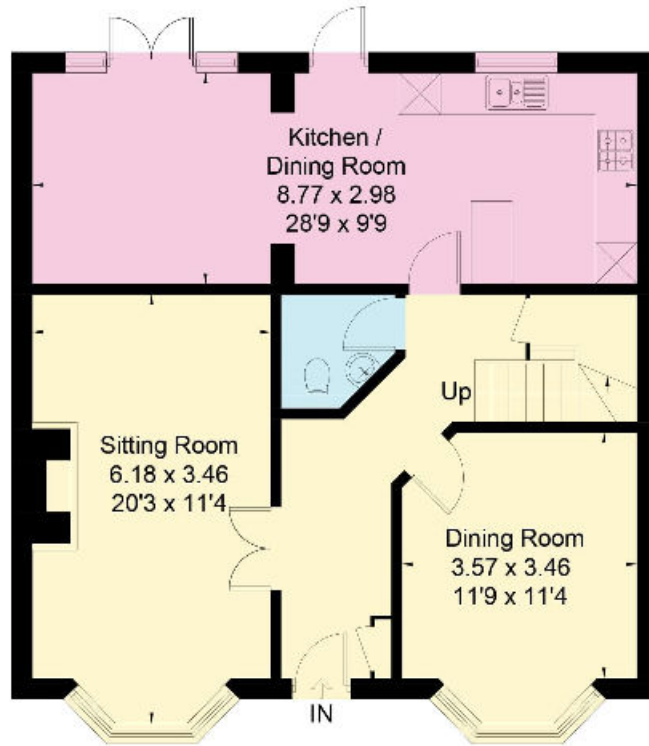
From Stratford-upon-Avon cross the Clopton Bridge and turn immediately left onto Tiddington Road(B4086). After about a quarter of a mile turn right, signed to Loxley, and continue for about three miles. Turn left into Oldborough Drive where the house will be identified by a Knight Frank for sale board

From the M40 (J15) take the A439 signed to Stow. Continue past Barford and around Wellesbourne along the Wellesbourne bypass and turn right signposted Loxley. Proceed along this road, through the village of Loxley and turn right into Oldborough Drive.

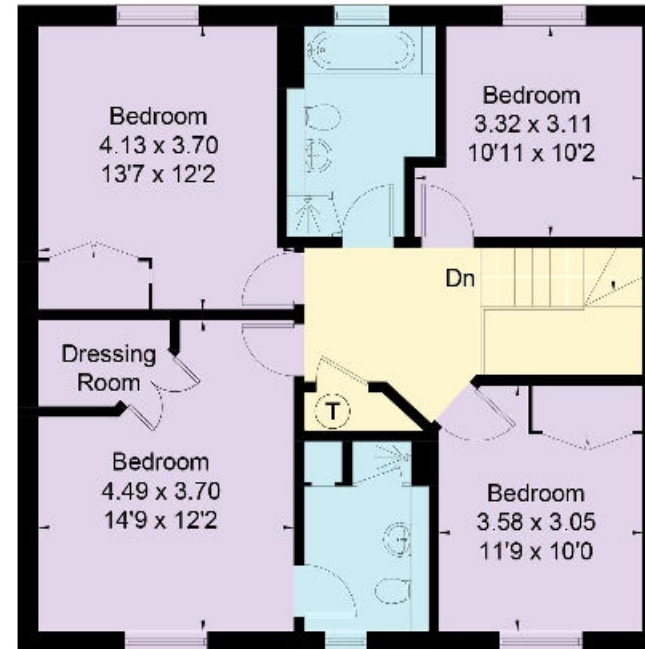


Approximate Gross Internal Floor Area 177 sq m / 1,908 sq ft

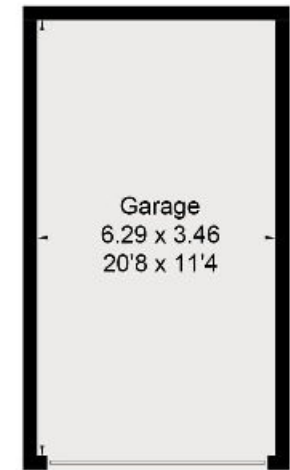
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Knight Frank
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I would be delighted to tell you more
Will Ward-Jones
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated January 2024, Photographs and videos dated January 2024.
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Date: 31 January 2024
Our reference: STR012405932

10 Oldborough Drive, Loxley, CV35 9HQ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £675,000

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

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