



**THE MAPLES, MAIN STREET, OXHILL**

**SECCOMBES**

CHARTERED SURVEYORS

**THE MAPLES  
MAIN STREET  
OXHILL  
WARWICKSHIRE  
CV35 0QT**

*Kineton 3.5 miles, 5 miles from Shipston-on-Stour, 9 miles from Stratford-upon-Avon, 11 miles from Banbury, 15 miles from Warwick and Leamington Spa and 7 miles from Junction 12 of the M40 Motorway at Gaydon*

**AN EXCEPTIONAL CONTEMPORARY  
CENTRAL VILLAGE PROPERTY WITH  
BRIGHT SPACIOUS ACCOMMODATION**

Vaulted Reception Hall, Dining Hall, WC, Study, Snug, Large Kitchen/Breakfast/Living Room, Utility, Gallered Landing, Four Double Bedrooms, Two with en-suite, Shower Room, South facing Garden.

Viewing through: **Kineton office**

Tel: 01926 640498  
[kineton@seccombes.co.uk](mailto:kineton@seccombes.co.uk)



**Oxhill** is a popular South Warwickshire village, surrounded by attractive countryside which offers a variety of outdoor pursuits including, walking, riding and cycling.

The village offers a popular Public House and Church, whilst the neighbouring village of Tysoe has a primary school, village stores and post office.

A wide range of state and private education is available in the nearby towns listed above, plus supermarkets, sporting and recreational facilities.

The mainline railway providing fast, frequent connections to London Marylebone is at Banbury, whilst Junction 12 of the M40 is at Gaydon (7 miles) linking Birmingham and the West Midlands to the North, London and the South East to the South.

**The Maples** enjoys a central village position, within a few minutes walk of the village inn. Completed in 2014, the property was designed by the current owners, creating a contemporary open plan living accommodation, ideal for entertaining. The superb vaulted Entrance Hall reaches up to roof height with electronically controlled rain sensitive windows to the roof, flooding the hall with natural light.

A wonderful double aspect **Kitchen/Breakfast/Living Room** runs the full depth of the property, with Bi-Fold doors leading out into the South facing rear garden, together with matching doors from the rear of the **Dining Hall**. Both reception areas are fitted with variable lighting circuits and Spanish wood effect tiles throughout.

Heating to all rooms is underfloor, plus towel radiators in the bathrooms, supplied by an air source heat pump in the rear garden.





In addition to the two main reception areas, the **Study** overlooks the front and a **Snug** overlooks the rear garden, a **Guest WC** and separate **Utility Room**, complete the Ground Floor. The impressive bespoke Oak veneer and glass staircase rises to a galleried first floor landing overlooking the whole reception hall and leads to **Four Double Bedrooms**, two with **en-suite wet rooms**, plus a third **Shower/wet room**. Two Bedrooms include built in storage and wardrobes. The wet rooms are all finished to a high standard, with underfloor heating, towel radiators, extractors and windows or Velux openings.

**OUTSIDE** a block paved drive with parking for several vehicles rises from the street, with matching pathway leading to the entrance porch and front door. The front garden is laid to lawn with mature hedgerow screening the property. A passage to the side of the property opens to a level South facing rear garden, with large decked area adjoining the full width of the rear of the property and designed to continue at the same floor height as the accommodation. A lawn leads away from the property, with mature fruit trees and timber shed. The whole totals just under 0.2 acre.

#### GENERAL INFORMATION

##### Tenure

Freehold with Vacant Possession.

##### Services

Mains water, drainage and electricity are understood to be connected to the property. Central heating and Hot Water is provided by an Air Source heat pump.

#### Council Tax

Payable to Stratford District Council. Listed in Band G

#### Energy Performance Certificate

Current: 73 Potential: 80 Band: C

#### Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

#### Directions

From Seccombes Kineton Office proceed South out of the village, passing through Little Kineton, following the road towards Tysoe and Oxhill. At the next junction, fork right, signposted to Oxhill. At the crossroads with the A422, continue straight and into Oxhill village. Take the turning on the right into Main Street and the property will be found on the right hand side.

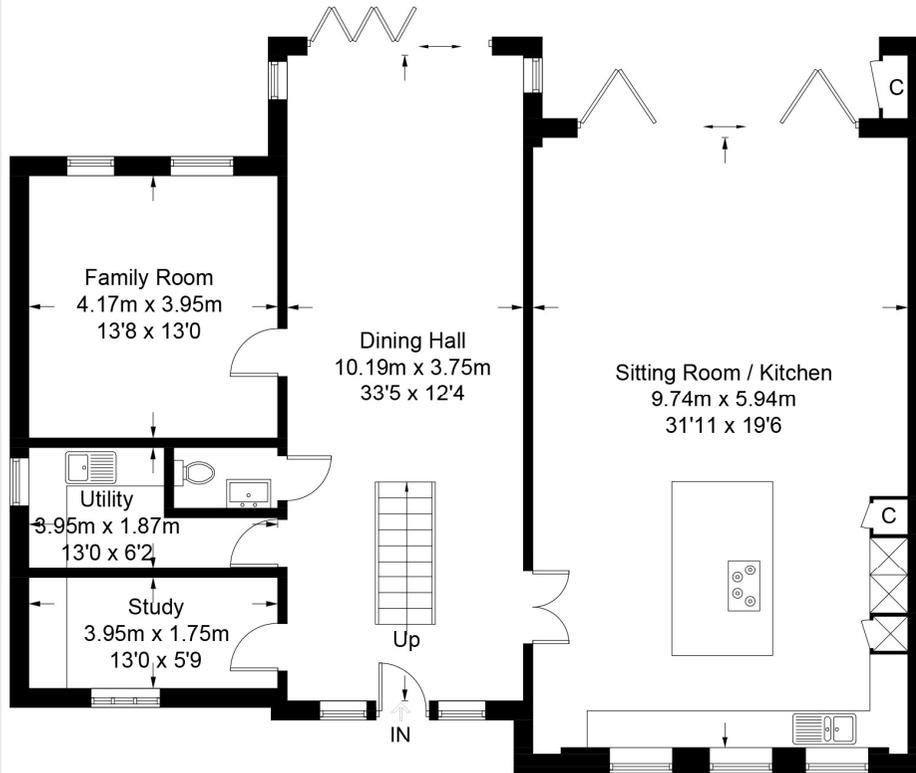
#### IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

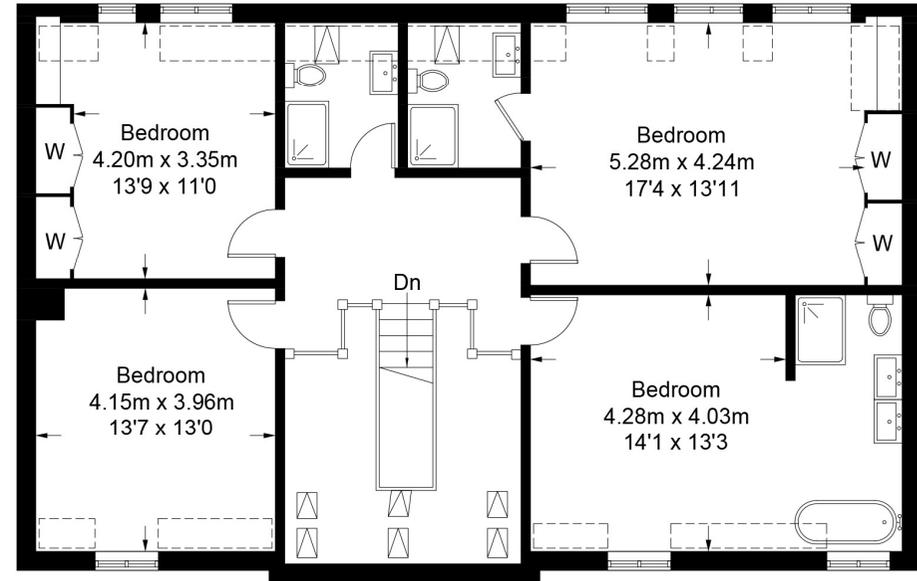
AJC/1925/11.07.18



 = Reduced headroom below 1.5m / 5'0"



**Ground Floor**  
131.5 sq m / 1415 sq ft



**First Floor**  
115.6 sq m / 1244 sq ft

Approximate Gross Internal Area = 247.1 sq m / 2659 sq ft  
Cupboard = 0.5 sq m / 5 sq ft  
Total = 247.6 sq m / 2664 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID456811)

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