





28 Willow Way, Begbroke, OX5 1SD

Guide Price £350,000

It's easy to see why our clients have lived here so long. Quiet, great living space, lovely garden, good parking, easy access.. Need we say more?!

A warm & comfy extended family house sitting near the end of a quiet cul-de-sac, with a lovely garden backing onto farmland. Wonderful open-plan kitchen/ dining room opening to garden; garage and ample off road parking.

Begbroke is a small village located between Oxford and Woodstock. Its history dates back to Norman times, as shown by the lovely local church of St Michael. Within a short distance there are many amenities including a 17th century Inn and a modern village hall. 2 miles away the World Heritage site of Blenheim Palace has delightful walks and landmark architecture, plus Woodstock offers a myriad of shopping and dining destinations in addition to well regarded schools.

28 Willow Way is a warm, comfortable and inviting house that sits near the bottom of a cul-de-sac of similar houses, perfectly designed for bringing up your family in a safe, friendly place. The house was extended by our owners, who felt its only shortcoming was the lack of a significant daytime space for children and kitchen space for everyone. In this they more than succeeded! Hence today the layout is excellent, providing all the room every family needs for day to day life, and with good natural light throughout it's also a house that feels positive and bright.

When you walk through the front door, look just past the stairs and it appears the house goes on forever as it runs over thirty feet to the rear wall. A laminate floor under foot is a pleasant and warm contrast to the light blue of the walls. Turning right leads you into the living room. The proportions are almost perfect, ideal for a large suite with masses of central floor space, and the view from the front window towards the driveway surrounded by mature plants and trees is relaxing and peaceful. To the rear, glazed double doors have cleverly been fitted to maximise the light coming through from the back of the house. They open into a large internal dining room that is currently used as a very useful study, this then feeds round into a huge family room. Today most buyers want us to find them a day room around which the whole family revolves, this is that room. Glazed double doors to the rear, roof light windows etc make this a lovely bright, easy to use area that swallows a table and chairs, cabinets etc with acres of space remaining. Units on two sides provide great storage and work top space, and this theme continues as the room flows round into the kitchen which is well equipped to include a range cooker and dishwasher. And next door the utility room provides yet more storage as well as doubling as a handy dog lobby - next door to which is a shower room for those moments you simply can't leave them muddy (and that's just the children)...

- Surprisingly good living space
- Living room
- Lovely landscaped rear garden
- Great kitchen/ breakfast room
- Utility room & cloakroom/shower
- Garage plus ample parking
- Study/ dining room
- Three bedrooms



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Upstairs the three bedrooms all range off a light landing with a window to the side. The main bedroom is a good size with generous storage around the bed, and this includes an integrated cupboard off to the rear. Next door another double room also features generous built-in wardrobes, leaving ample room for a large double as well as desk/ chest of drawers etc. The smallest is a decent single room or perhaps a study, currently fitted with a cabin bed and there is also a deep cupboard inset over the stairs. On the landing the airing cupboard remains. And the bathroom is very smart, having been refitted in recent years with a pristine white suite plus a shower over the bath.

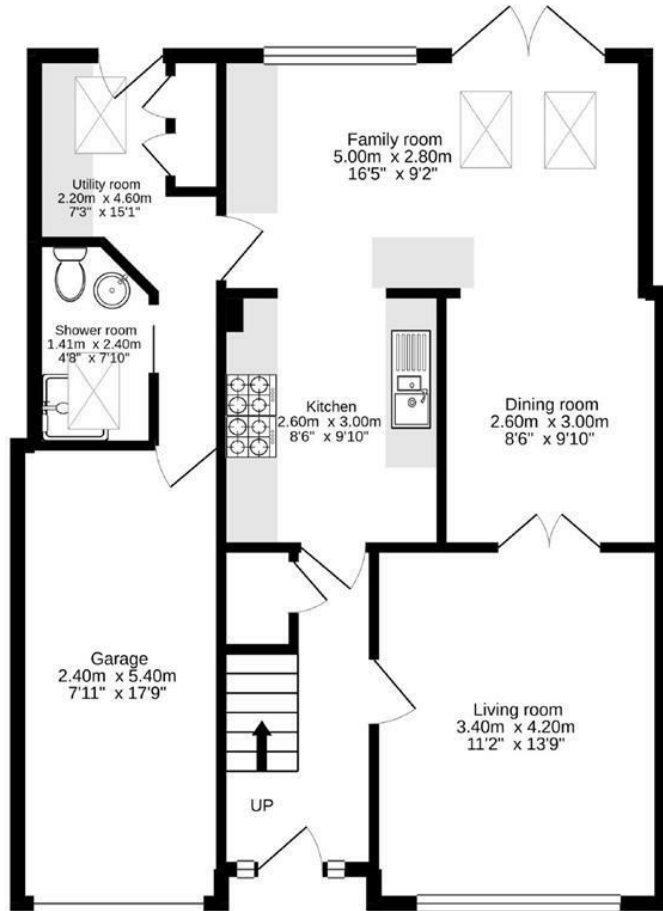
Outside, the driveway runs up to an attached single garage with an up and over door, to the rear of which a door leads into the rear hall of the house by the utility room. The main part of the frontage has been gravelled hence there is ample parking, but the screen of trees and mature bushes remain, so it feels very secluded. Behind the house, a terrace area is great for those rare moments of relaxing with a good book or dining with family and friends. Beyond it, the garden is a lovely expanse of mainly lawn with a simple, central path that leads up to cleverly designed steppes of planters in wood surrounds that flank the few steps up to the back gate. This opens onto a rear pedestrian path that runs back to the lane, and beyond which is delightful open farmland. It's a peaceful, safe and enclosed garden ideal for any family to enjoy.

Mains water, gas, electric
Cherwell District Council
Council tax band D
£1,955 p.a. 2020/21

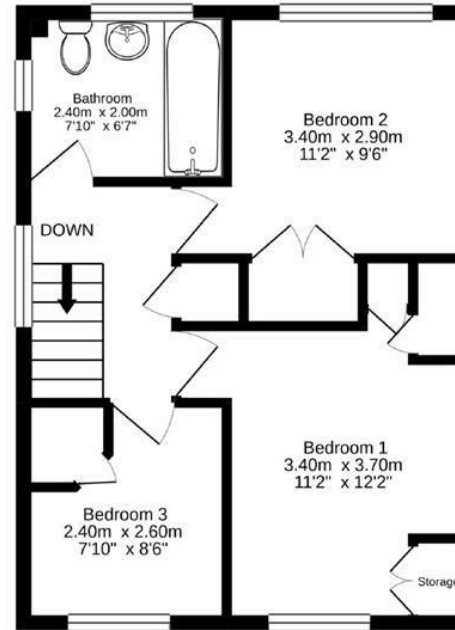




Ground floor
73.7 sq.m. (794 sq.ft.) approx.



1st floor
37.4 sq.m. (403 sq.ft.) approx.



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TOTAL FLOOR AREA : 111.1 sq.m. (1196 sq.ft.) 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

to discuss this property or to arrange a viewing please call, or drop us a line
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