



13 Dog Close, Adderbury

Guide Price **£865,000**



13 Dog Close

Adderbury, Banbury

Gable House is a beautifully presented four-bedroom property, recently renovated to create a stylish modern home offering flexible accommodation over two floors, with views over the Lucy Plackett playing field.

Tucked away down a quiet lane and within walking distance of village amenities, this property is a *must-see*.

Upon entering, you are greeted by a spacious entrance hall from which all the main reception rooms can be accessed. The sitting room features a multi-fuel burner and enjoys views of both the front and rear gardens. At the front of the property, a large dining room (which could also serve as a fifth bedroom) offers versatile living space.

Double doors lead to a generous dual-aspect kitchen/dining room, providing plenty of open-plan living and entertaining space. A utility room, snug/gym, office, and a downstairs shower room with WC complete the ground floor accommodation.

Upstairs, there are four bedrooms — three generous doubles and one single overlooking the rear garden, along with a modern family bathroom.

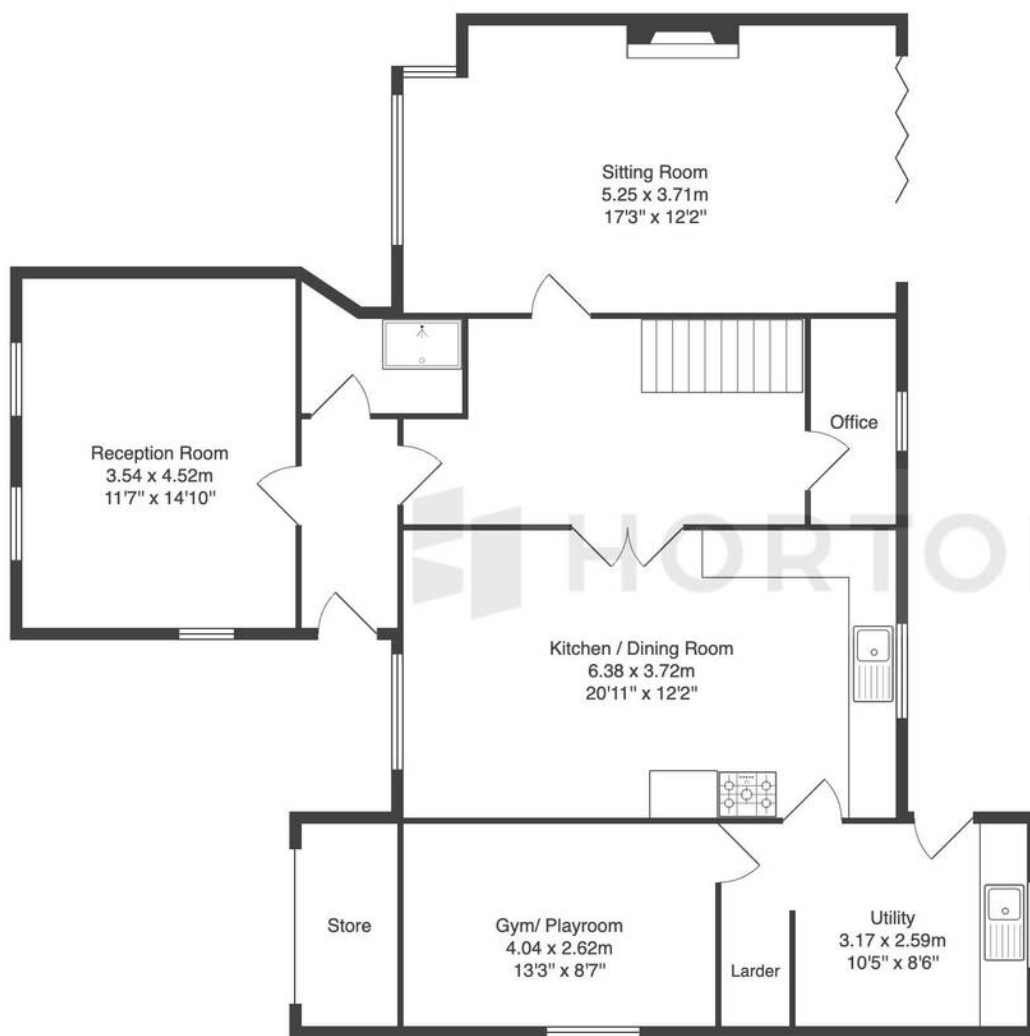
- Recently renovated to a high standard
- Over looks the village playing fields
- Within walking distance to village amenities
- 10 miles from Soho Farm house
- Situated in the heart of the village



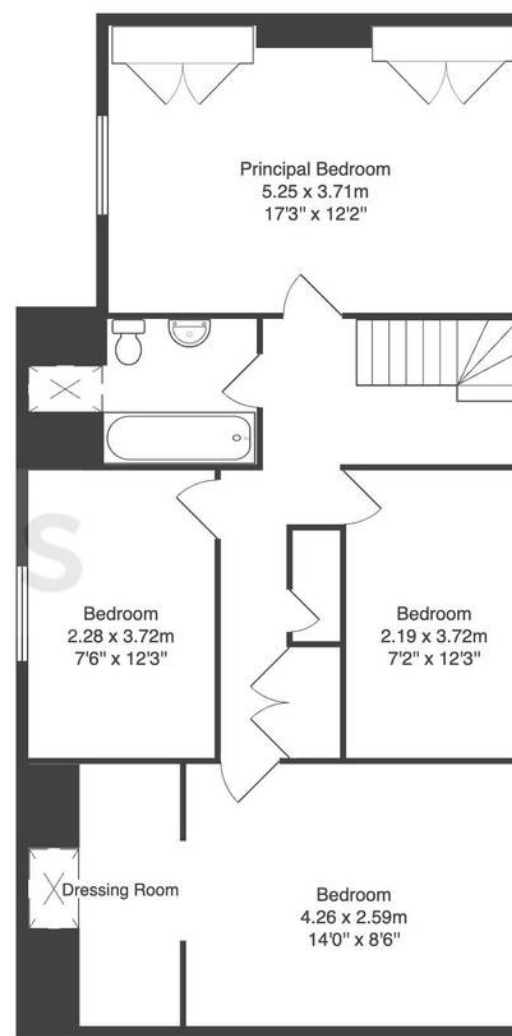








Ground Floor
Area: 111.8 m² ... 1204 ft²



First Floor
Area: 78.7 m² ... 847 ft²

Total Area: 190.6 m² ... 2051 ft²

All measurements are approximate and for display purposes only.