



Gullivers Close, Horley

Guide Price **£499,500**

Situated within a quiet cul-de-sac in a sought-after village location, this well-presented and thoughtfully extended home offers versatile accommodation designed to meet the needs of modern family life. Enjoying a generous plot with an exceptional rear garden and benefits from attractive views across neighbouring countryside.

A covered porch opens into the entrance hall, which provides access to a separate study, ideal for home working. The dual-aspect sitting room is a particularly welcoming space, centred around a feature fireplace incorporating a wood-burning stove. To the rear of the property, the kitchen is open plan to the dining room, creating a sociable living environment with views and access to the garden.

A separate utility room provides additional storage and laundry facilities, together with direct access to the rear garden and internal access to the storage area in the former garage. Completing the ground floor is a contemporary shower room fitted with a walk-in shower, wash hand basin and WC.

The first floor comprises two well-proportioned double bedrooms, a further double bedroom/dressing area which you walk through to access the principal bedroom suite, which enjoys attractive views across the rear garden and benefits from a contemporary en-suite bathroom featuring a walk-in shower. The remaining two bedrooms are both generous doubles and are served by the family bathroom, which is fitted with bath, wash hand basin and WC.





To the front of the property, a lawned garden sits alongside a gravel driveway providing off-road parking.

A particular feature of the property is the impressive rear garden, extending to approximately 200ft in length (subject to verification). Immediately behind the house, a generous paved terrace provides an ideal setting for outdoor dining and entertaining. Beyond, the garden is predominantly laid to lawn and bordered by mature hedging and established trees, creating a private and peaceful setting. Towards the far end of the plot and seating area enjoy delightful views across neighbouring farmland and open countryside.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

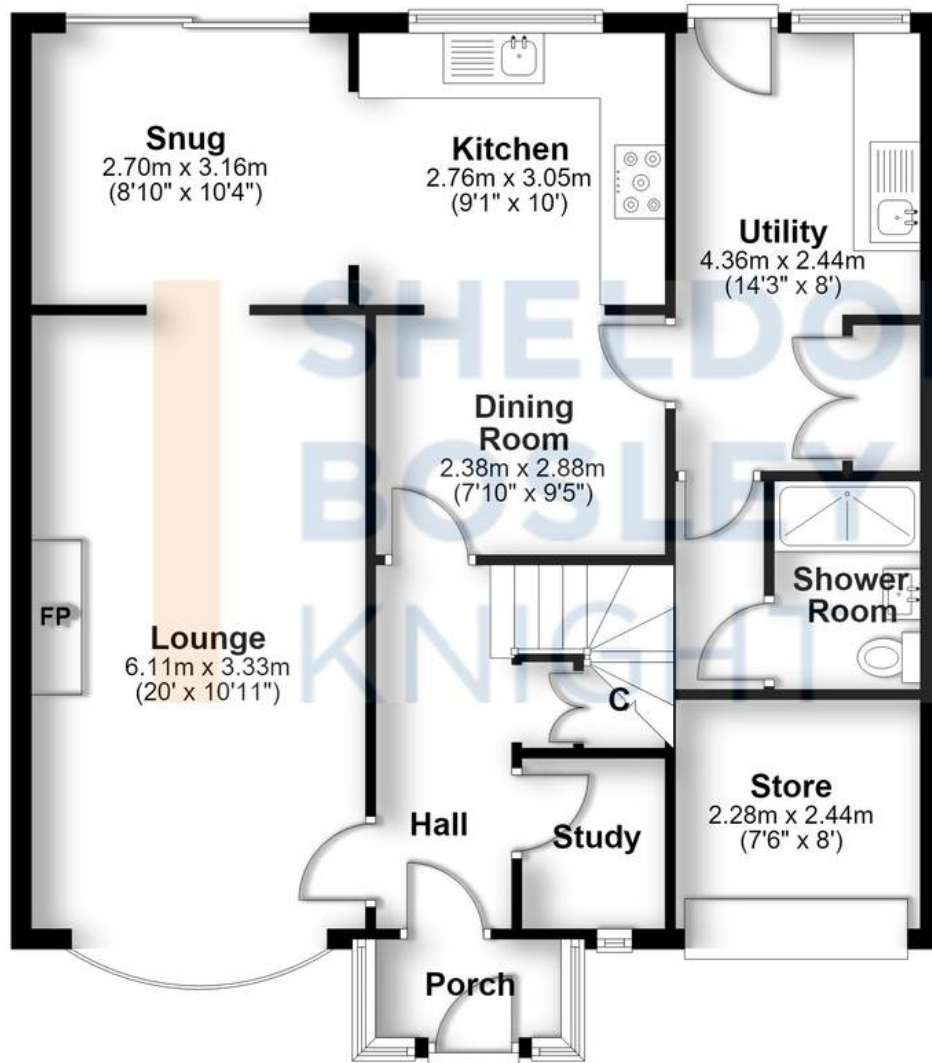
EPC Environmental Impact Rating: D

Horley is situated to the north-west of Banbury just off the B4100. This is an ironstone village with a Church and a public house. More comprehensive facilities can be found in the nearby market town of Banbury to include Castle Quay Shopping Centre, Gateway Retail Shopping Park and sporting facilities at the Spiceball Leisure Centre. Motorway access is via the M40 (Jct 11) giving access to both London and Birmingham and there is the mainline railway station at Banbury (London Marylebone) under the hour.



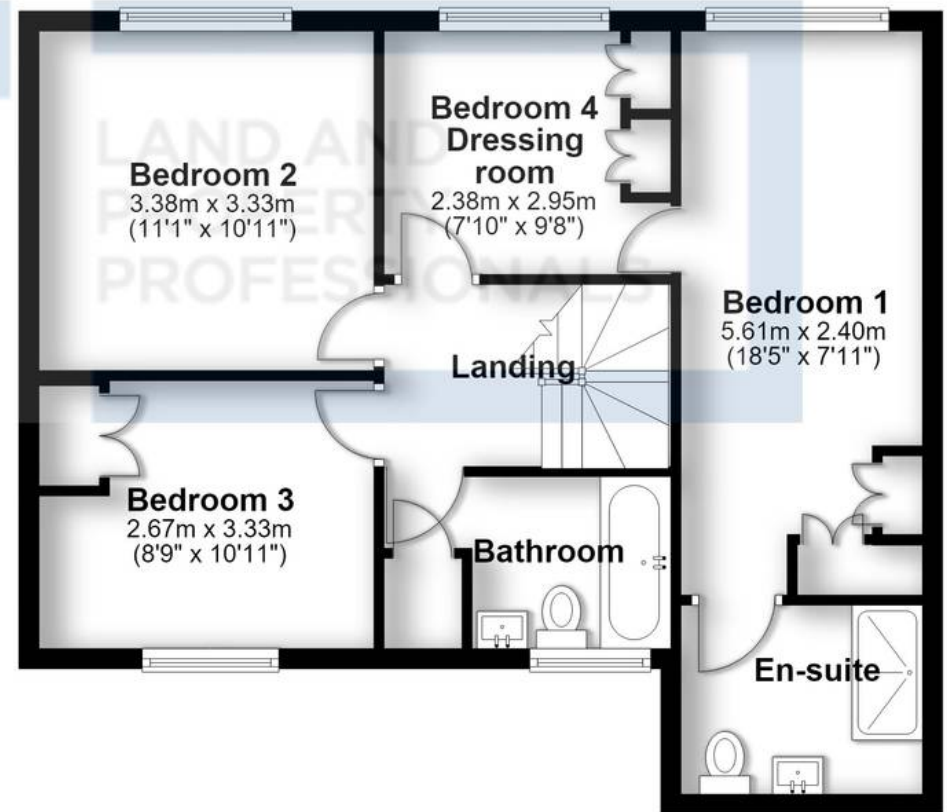
Ground Floor

Approx. 81.3 sq. metres (874.9 sq. feet)



First Floor

Approx. 57.6 sq. metres (619.5 sq. feet)



Total area: approx. 138.8 sq. metres (1494.4 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



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Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.