



Connells

Foscote Rise
Banbury



Property Description

Updated by the current owners, this four bedroom DETACHED home is located just inside Foscote Rise in a private cul-de-sac of just three homes. Situated close to the Horton Hospital and easy access to the OXFORD road, as well as the Railway station and town Centre.

Accommodation includes -: Entrance hall with access to ground floor rooms, stairs rising to the first floor. Handy downstairs cloakroom. Door through to Lounge which dog legs round to the Dining Area and then the conservatory and Kitchen. The kitchen benefits from a Utility room which has a door leading to the rear garden.

To the First floor we have four bedrooms which are all light and airy with an impressive main bedroom and family bathroom.

Outside you have a driveway leading to the garden and then mainly laid to lawn with establish trees and planting. The rear garden in the valuers opinion offers a high degree of privacy which is mainly laid to lawn with tree and plating surround.

Entrance Hall

Access to ground floor rooms and stairs rising to the first floor. Understairs storage cupboard.

Cloakroom

Double glazed frosted window to the front aspect. A white suite with vanity wash hand basin and cabinets and low level wc

Lounge

13' 10" x 10' 6" (4.22m x 3.20m)

Double glazed windows to the front and side aspect, radiator.

Dining Room

9' 7" x 11' 11" (2.92m x 3.63m)

Dining room with sliding double glazed patio doors opening to the conservatory.

Conservatory

11' 10" x 8' 6" (3.61m x 2.59m)

Lovely conservatory which has uPVC double glazed doors and windows to the rear garden,

Kitchen

12' 10" x 9' 6" (3.91m x 2.90m)

Kitchen/breakfast room with a range of wooden base and eye level units incorporating a built-in NEFF oven, gas hob, window to rear overlooking the garden, ceramic tiled floor and door to the utility room.

Utility Room

8' 4" x 7' (2.54m x 2.13m)

The utility room has a sink, space for fridge/freezer, plumbing for washing machine, door and window to the rear garden, wall mounted Worcester gas fired boiler.

First Floor

Landing

Access to first floor rooms and loft. Airing cupboard & storage cupboard.

Bedroom One

15' 5" x 10' (4.70m x 3.05m)

Double glazed windows to the front and side aspect. Built in double wardrobe and radiator.

Bedroom Two

7' 8" x 9' 7" (2.34m x 2.92m)

Double glazed window to the rear aspect. Built in wardrobe and radiator.

Bedroom Three

6' 8" x 8' (2.03m x 2.44m)

Double glazed window to rear; Built in wardrobe and radiator.

Bedroom Four

9' 5" x 6' 10" (2.87m x 2.08m)

Double glazed window to the rear; Radiator

Bathroom

Double glazed frosted window to the front aspect. Suite comprises of a paneled bath, wash hand basin, separate shower cubicle and low level wc. Towel radiator.

Outside

Front Garden

To the front there is generous off road parking space for at least three vehicles on the driveway beyond which an electric roller door opens to the single garage which has light and power connected and a personal door to the garden.

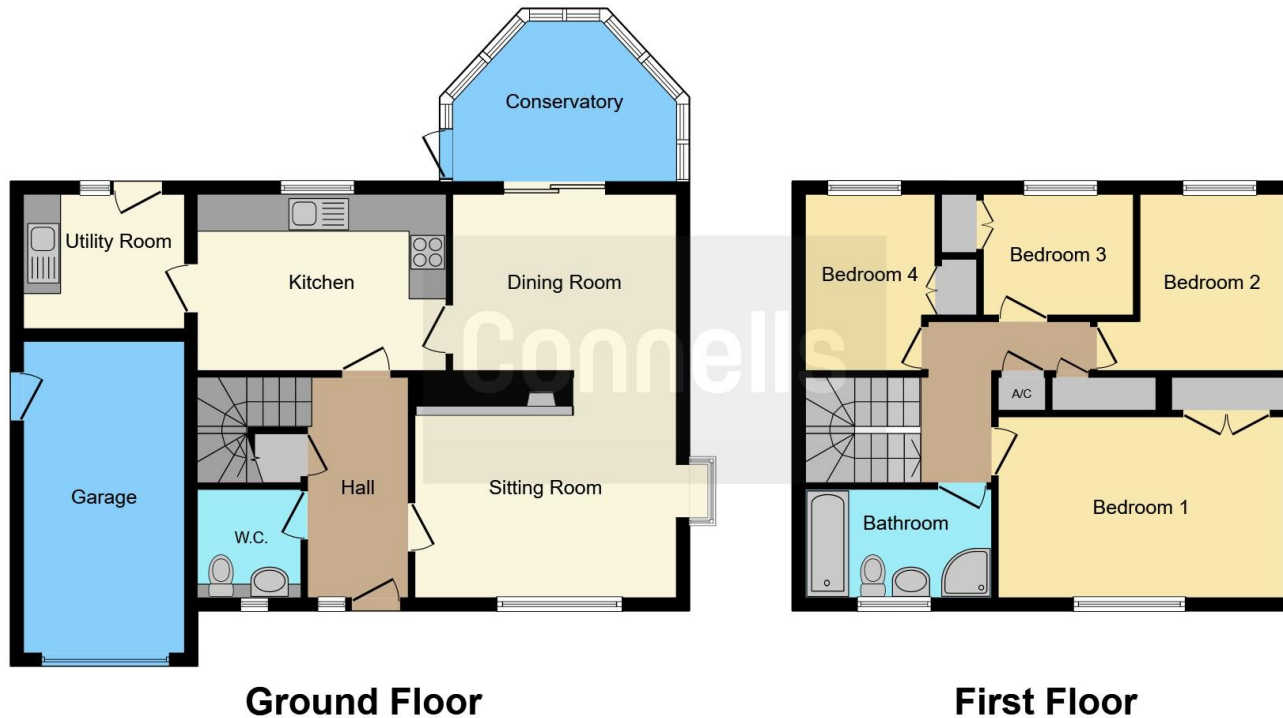
Rear Garden

Gated side access leads via a path to the rear garden which is larger than average and comprises a large patio, lawn with borders and a lovely mature Oak tree. Garden area to side.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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directions to this property:

From Banbury Cross proceed in a southerly direction toward Oxford (A4260). Having passed The Horton Hospital turn left at the traffic lights into Hightown Road and Foscoote Rise will be found as the second turning on the right. Follow the numbering system into a cul-de-sac on the left after a short distance and the property will be found on the right hand side and can be recognised by our "For Sale" board.

EPC Rating: D

Tenure: Freehold



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