



Redwood, 8 Wykham Gardens
Banbury

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Approximate distances: Banbury town centre 0.5 miles
Banbury train station 1 mile, Oxford 22 miles
Stratford upon Avon 20 miles, Leamington Spa 19 miles
Chipping Norton 14 miles
Banbury to London Marylebone by rail 55 mins approx.
Banbury to Oxford by rail 17 mins approx.
Banbury to Birmingham by rail 50 mins approx.

A VERY LARGE AND EXCEPTIONALLY WELL APPOINTED DETACHED FAMILY HOME WITH SPACIOUS FLEXIBLE ACCOMMODATION AND A SUPERB INDOOR SWIMMING POOL STANDING IN APPROXIMATELY 1/3 OF AN ACRE WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND RAILWAY STATION

Porch, reception hall, cloakroom, office, sitting room, dining room, kitchen/breakfast room, cinema room/gym or games room, guest bedroom suite, indoor swimming pool, main bedroom with en-suite shower room, third bedroom with en-suite shower room, two further bedrooms, family bathroom, gas ch via rads, triple glazing, electric gated driveway, extensive parking, detached double garage, gardens to front, side and rear.

£1,350,000 Freehold



Directions

From Banbury town centre proceed along South Bar to the traffic lights and turn right toward Bloxham and Chipping Norton (A361). After approximately a third of a mile Wykham Gardens will be found tucked away on a turning to the right.

Situation

BANBURY is conveniently located only two miles from Junction 11 of the M40, putting Oxford (23 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (55 mins) and Birmingham Snow Hill (55 mins). Birmingham International airport is 42 miles away for UK, European and New York flights. Some very attractive surrounding countryside and many places of historical interest are within easy reach.

The Property

'REDWOOD' represents a rare opportunity to acquire a contemporary modern home in this little-known secluded spot a stone's throw from the many amenities of Banbury town centre. It is also convenient for schooling, being within walking distance of primary and secondary schools locally and convenient for access to independent schooling at Tudor Hall, St John's Priory and Bloxham School. The stunningly spacious accommodation is complemented by a range of new fittings including high quality Crown kitchen units incorporating Samsung touch screen appliances, 2.5" quartz work surfaces with matching splashbacks and Amtico flooring. Other features which exemplify the quality of the finish include Italian designer radiators, individually crafted Accoya door, exceptional high-quality triple glazed Residence 9 windows, new composite decking with 25-year warranty, bespoke electric gates and matching wrought iron railings creating security and a very impressive aesthetic. Finally, we would urge prospective purchasers to visit this exceptional location which is the jewel in the crown of this property.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

A substantial detached brick built modern detached family home located in a little known tucked away leafy no through road and yet within walking distance of the railway station and only a short walk from the town centre.

* The accommodation is exceptionally spacious and complemented by luxury fittings. It offers a degree of flexibility to suit families, home workers and the location is ideal for regular or occasional commuters.

* A particular feature of the property is the superb indoor swimming pool accessible from the ground floor accommodation and positioned to enjoy outlooks over the gardens to side and rear. The heated pool measures 10m x 5m and is fitted with a counter-current creating an "Endless pool" function. An ideal relaxation zone with a large seating area, garden room feel and French doors to the rear patio area. There is non-slip flooring throughout and the area is humidity controlled, maintaining both the air and water temperature from within the adjacent plant room with wall mounted Gloworm boiler serving the pool.

* On entering the property, one is met by a beautiful solid wood framed porch and matching front door opening onto a very large reception hall with door to the ground floor cloakroom with a white suite, window, fitted cupboards and heated towel rail.

* Triple aspect large sitting room with large wood burning stove, bay window to front, French windows to garden and further windows to side and rear.

* Very well-proportioned dining room offering an ideal space for entertaining with a walk-in bay and French windows opening to the deck and rear garden, further window overlooking the garden.

* Beautifully fitted luxury modern kitchen/breakfast room with gloss units incorporating built-in dual oven, separate induction hob and extractor, integrated hot plate, microwave, dishwasher, washing machine, large dual wine cooler for red and white wine, space and plumbing for American style fridge/freezer, quartz work surfaces and breakfast bar, door and window to rear.

* Ground floor office with window to front.

* A multi-functional games room/gym or cinema room with a high vaulted beamed ceiling, French doors opening to the rear with access to a balcony style raised deck, laminate wood effect floor and door to the guest suite which includes a well-proportioned bedroom with extensive built-in furniture and storage, high ceiling, windows to rear, Juliet balcony, doors to the side, further door to a huge en-suite bathroom with a four piece suite including an exceptionally large walk-in shower, free standing roll top bath, wash hand basin and WC, heated towel rail, ceramic tiled floor and window.

* Large landing with access to a spacious loft with potential to convert to additional accommodation subject to planning permission and building regulations as required.



* First floor main bedroom suite with a large double bedroom with recently fitted built-in wardrobes, dressing table, drawers and matching side tables, window to rear and door to a large recently re-fitted luxury en-suite shower room with large walk-in shower, semi recessed wash hand basin and WC, fitted cupboards, window, heated towel rail.

* Third bedroom with windows to front and side and door to an en-suite shower room fitted with a white suite.

* Two further bedrooms and a spacious family bathroom fitted with a white suite including an extra deep and long bath, wash hand basin and WC, window, heated towel rail.

* Externally the property is approached via secure remote controlled electronic wrought iron sliding gates with matching pedestrian gate alongside beyond which is a large driveway and parking area with additional parking on

a reinforced grassed area which extends the potential driveway and leads to the detached double garage which has two sets of double doors, power and light connected. Adjoining the garage is an additional paved area used for storing a horsebox/motorhome

* The main areas of garden lie to the sides and rear with lawns, mature trees including a giant Redwood, fruit trees and various shrubs. There are defined seating areas in the privacy of the back garden including raised decks and patios.

* The property is also fitted with 4K UHD CCTV.

* It should be noted that we believe there is scope, toward the end of the long garden on the eastern side, to build a substantial outbuilding or ancillary accommodation, subject to planning permission and building regulations approval where required.

Services

All mains services are connected. The wall mounted Gloworm boiler is hidden neatly within a wall cabinet in the kitchen.

Local Authority

Cherwell District Council. Council tax band G.

Viewing

Strictly by prior arrangement with the sole agents Anker & Partners.

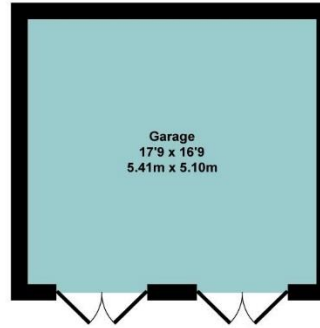
Agent's note

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description herein is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

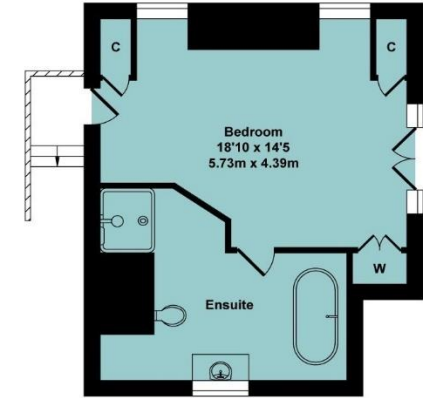




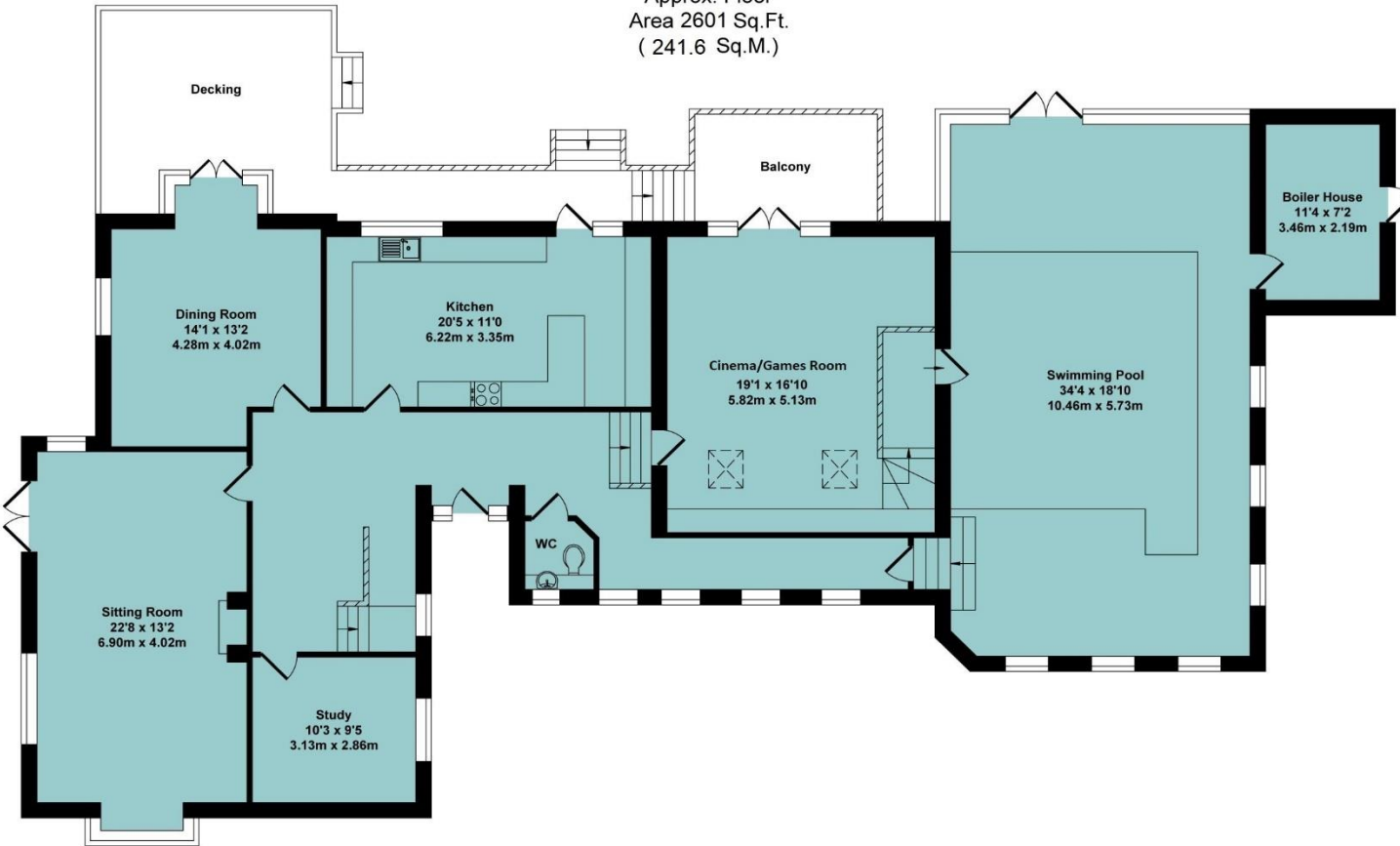
Garage
Approx. Floor
Area 297 Sq.Ft.
(27.60 Sq.M.)



First Floor
Approx. Floor
Area 406 Sq.Ft.
(37.70 Sq.M.)



Ground Floor
Approx. Floor
Area 2601 Sq.Ft.
(241.6 Sq.M.)



First Floor
Approx. Floor
Area 1066 Sq.Ft.
(99.0 Sq.M.)



Total Approx. Floor Area 4370 Sq.Ft. (406.00 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Decking and Balcony not included in the dimensions

