



ESTATE AGENTS

Banbury Road, Kidlington, Oxfordshire, OX5 1AH

**Banbury Road
KIDLINGTON
Oxfordshire
OX5 1AH**

**£699,950
Freehold**





- Spacious Detached Property
- Must See Kitchen/Family Room
- Four/Five Bedrooms
- Two/Three Reception Rooms
- Four Bath/Shower Rooms
- Conservatory
- Off Road Parking
- Log Cabin with Hot Tub
- Large South West Facing Garden
- Balcony Overlooking Rear Garden
- Terrific Value Per Square Metre
- Annex Potential
- Boarded, Insulated & Plastered Attic With Power & Light + Velux Window





65 Banbury Road

An opportunity to purchase a large and well maintained detached property. This property offers exceptional value per square metre.

The massive open plan kitchen/breakfast/family room is a must see – it is a beautiful, light space complete with an extensive range of storage units, beautifully tiled floor, an island and a range cooker. Leading off the kitchen is a large conservatory with access to both the garden and a hot tub log cabin. In addition on the ground floor has a generous entrance hall, a cloakroom and a sitting room with wood burning stove.

The ground floor of this wonderful home also offers a further reception room and bathroom which could be modified to create a self-contained annex or teenager's space.

Upstairs there are four bedrooms, two with en-suite shower rooms. One of the bedrooms enjoys access to a balcony overlooking the lovely south westerly garden. There is a further family bathroom with separate shower and bath.

Outside there is ample parking to the front, whilst to the rear the large garden has been divided into three areas; a formal garden with entertaining space nearest the house, a vegetable plot and a general garden area to the rear. The garden is well planted and, like the house, generous.





Council Tax

The Property is in council tax band E.

Lettings

The property would be placed on the current market at £2000 per month. At full asking price this would represent an annual return on investment of 3.14% before taxes and charges.

Viewings

Viewings on this property are strictly through Alistair Redhouse Estate Agents.

Local authority

Cherwell District Council 01295227001

Handling agent

All staff at Alistair Redhouse are knowledgeable about this property and will be able to handle any enquiry you may have. The handling agent is Alistair Redhouse, meaning he will be best placed to deal with any offers or specific enquiries.

Opening hours

The offices of Alistair Redhouse are open 09.00-18.00 Monday to Friday and Saturday 09.00-17.00

The phone lines are open 08.00-20.00 Monday to Friday and 09.00-17.00 Saturday AND Sunday

Other Services

Alistair Redhouse Estate Agents are always looking for ways to ensure your move is as smooth as possible. After years of dealing with people in the associated services we have been able to identify the best people to deal with and are happy to introduce you.

Mortgages

Our mortgage advisor, like us, is independent meaning he has free access to all the available mortgage lenders so he can truly give you the best advice for your circumstances. He can do the initial consultation over the phone or face to face at a time to suit you.

Conveyancing

We have developed a relationship with whom we consider to be one of Oxford's top conveyancing companies. This is to ensure our clients get the best possible combination of value, service and efficiency. Pop into the office, call or e-mail and we would be delighted to introduce you.

Surveys

We understand that when buying a property in many instances you may require a survey. Whether you are buying through us or not we are able to book a full range of surveys with a RICS registered surveyor. From basic valuation surveys to full structural surveys we can arrange them all in house. Call or email for a quote.



EPC

Current : D

Potential : C

For more information about Energy Performance Certificates or to request a full copy, please call us on 01865 364541



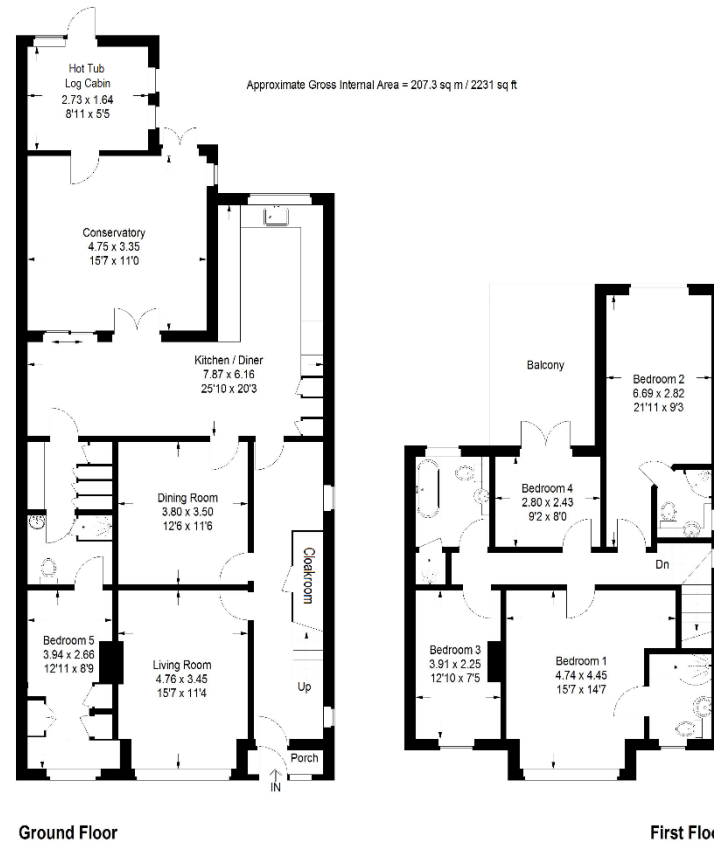


Illustration for identification purposes only, measurements are approximate, not to scale.
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Alistair Redhouse
Estate Agents Ltd.
65 The High Street
Kidlington
Oxford
OX5 2DN

Tel: 01865 364541
Email: Kidlington@aredhouse.co.uk
www.aredhouse.co.uk