



113 Broughton Road
Banbury | Oxfordshire | OX16 9RH

FINE & COUNTRY

113 BROUGHTON ROAD

Set within an excellent plot stands this spacious detached family home which is ideal for those who like to entertain.

The property comprises entrance hall, excellent breakfast kitchen, breakfast room, family room, reception/bedroom six with en-suite shower room, sitting room, outstanding very large conservatory with space for a table to seat twenty guests, five first floor bedrooms, one with en-suite, family bathroom, superb private rear garden with large sun terrace and parking for around six cars.



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A home that must be viewed to appreciate the space and quality offered.

GROUND & LOWER FLOORS

Upon entering, the hall has tiled flooring, a built in storage cupboard, stairs to the first floor and access to the cloakroom/WC.

The kitchen has tiled flooring, ample corian work surfaces, integrated hob, two ovens and grill, space for a table to seat six guests, a window to the rear, and access to the utility room which has a window to the front.

There is also an additional room which could be used as a breakfast room, located centrally within the ground floor.

The sitting room is of a good size and has a wood burning stove and windows to two elevations.

Without doubt, one of the main selling features of the home is the outstanding and very large conservatory which is the perfect setting for those who like to entertain a large number of guests.

There is space for a table to seat twenty guests, tiled flooring, widows to three elevations and French doors which open out to the sun terrace.

The family room has a tiled floor, a window and door to the rear elevation, and access to an additional reception room which is currently used as a ground floor bedroom with access to an en-suite shower room making this perfect for any elderly relatives who will visit.









Seller Insight

“ The house has been in our family ownership since it was first constructed by local builder J W Rogers in 1976. We have lived here since late 1998, and it has been a wonderful family home, near the town and schools but secluded and private, set back from the frontage in an elevated position behind substantial screening. The large garden was a wonderful asset with young children, and we now enjoy spending time and entertaining outdoors, often using the barbecue shelter constructed during the lockdown period.

One of the greatest assets to this house is its versatility, with open and naturally light entertaining space. We especially enjoy winter evenings by the log burner; whether you want a roaring fire or glowing embers it has great capacity. The family room is a cosy weekday relaxing area where we regularly enjoy the company of grandchildren.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







FIRST FLOOR

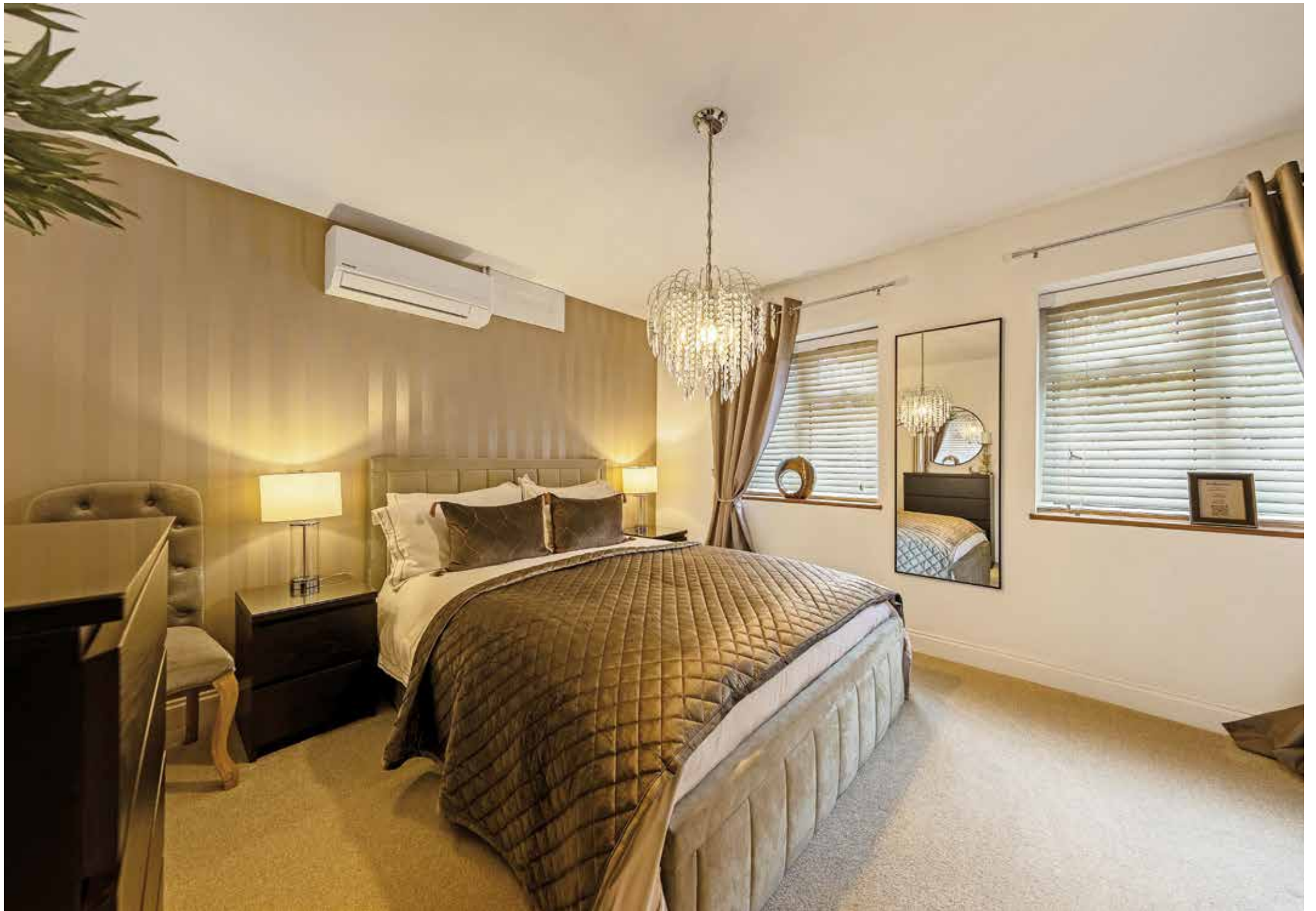
To the first floor, the feature bedroom is spacious and has a window to the rear elevation which provides lovely views over the garden and a door to the ensuite.

The guest bedroom has built in wardrobes and a window to the rear.

There are three further double bedrooms, two with windows to the front, one with windows to the front and side, whilst completing the first floor accommodation is the family bathroom and an additional guest WC.











OUTSIDE

The property sits within a really generous plot and the stunning private rear garden is mainly laid to lawn with mature trees, fruit trees, an excellent covered seating area with decking, a generous sun terrace, a large storage shed and an outdoor cabin with power.

To the front, there is parking for around six cars.







LOCATION

Broughton Road is situated just a short drive from the centre of Banbury and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour.





Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07736 937633

Opening Hours

Monday to Friday	9am - 6pm
Saturday	9am - 5pm
Sunday	By appointment only

Tenure

Freehold

Local Authority

Cherwell District Council
Council Tax Band: F

Restrictions

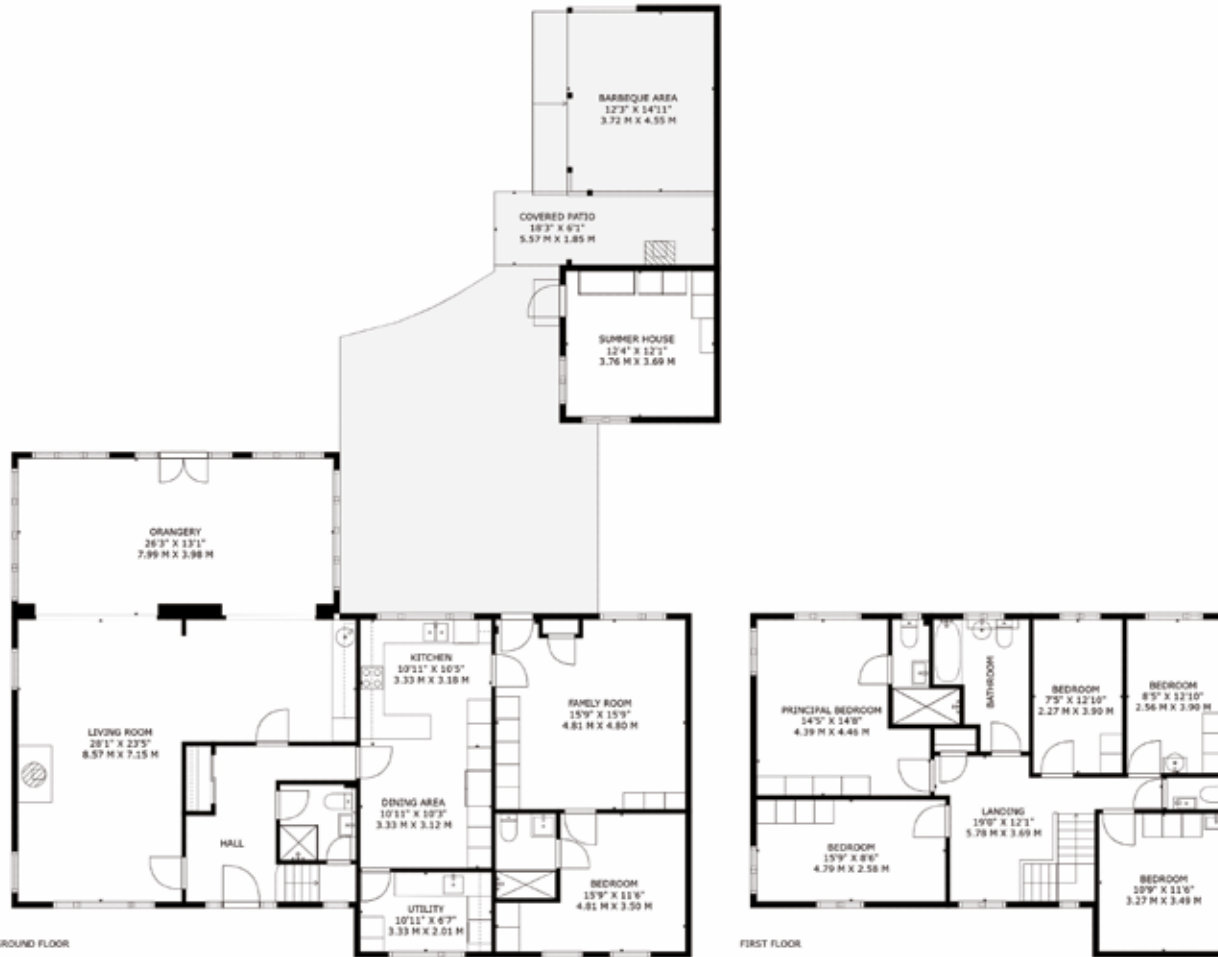
Restrictions - Please note, there is a tree preservation order on one of the trees and an order not to erect a fence of more than six feet along the South-western boundary. For further information, please contact the agent.

Services

Utilities - Mains water and sewerage, fired central heating, electricity supply.
Mobile Phone Coverage -
5G mobile signal is available in the area but we advise you to check with your provider
Broadband Availability -
Ultrafast broadband is available with a download speed of 910 mbps.



Offers over £900,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROSS INTERNAL AREA: 2730 sq ft, 254 m2
 SUMMER HOUSE: 149 sq ft, 14 m2

OVERALL TOTALS: 2879 sq ft, 268 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION







TERRY ROBINSON
PARTNER AGENT

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Terry has been in the estate agency industry since 2002 and has a wealth of knowledge in the property sector.

Having left the corporate world to set up his own brand in 2015, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued.

Terry has sold many properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

YOU CAN FOLLOW TERRY ON



"Having just purchased my new home through Fine and Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!"



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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