



Elton Road  
Banbury, OX16 9UB



ROUND & JACKSON  
ESTATE AGENTS





**A greatly extended and beautifully presented four bedroom family home located on this highly regarded development on the south side of town and close to schools and amenities.**

#### **The property**

58 Elton Road, Banbury is a spacious, four bedroom, link detached family home which is located within the sought after Bodicote Chase area on the south side of town. The property has been greatly extended and within recent years the layout has been reconfigured and modernised to provide well planned and beautifully presented accommodation which is ideal for modern family living. Externally there is a large and private garden to the rear and an attractive driveway and garden to the front.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### **Entrance Porch**

Main door to front, coats storage and a door to the hallway.

#### **Hallway**

Modern tiled flooring, stairs to first floor and doors to the kitchen and sitting room.

#### **Sitting Room**

A very spacious reception room with a bay window to the front, wood flooring and a door to the kitchen.

#### **Kitchen/Dining/Family Room**

A superb, spacious and open plan room with wood flooring throughout. The family area is has ample space for lounge furniture, a roof lantern and a window to the front, The kitchen/dining area is well fitted with a range of modern base units and drawers with work surfaces over, an inset sink, a cooker, gas hob with extractor and integrated dishwasher. There is space for an American style fridge/freezer and a table and chairs, Bi-folding doors open onto the garden deck and there is access to the utility room and sitting room.

#### **Utility Room**

A large utility with fitted cabinets, work surface and sink. Space for a washing machine and tumble dryer, doors to the cloakroom, study and side garden.

#### **Cloakroom**

With low level W.C.

#### **Study**

An ideal space to work from home with a window to the front.

#### **First Floor Landing**

Hatch to loft space and doors to all first floor accommodation.

#### **Master Bedroom**

A double room with built in wardrobes and an en-suite shower room.

#### **Bedroom Two**

A double room with a window to the front.

#### **Bedroom Three**

A double room with a window to the rear.

#### **Bedroom Four**

A good sized single room with a window to the front.



### Family Bathroom

A large bathroom which has been refitted with a modern suite comprising a panelled bath, a double shower cubicle, a wash hand basin and W.C. Attractive tiling, under floor heating and a heated towel rail.

### Outside

To the front of the property there is a large gravelled driveway which is attractively landscaped. To the rear there is large landscaped garden with a wooden deck adjoining the house, an artificial lawn and a paved seating area. To the side of the property there is a secure gated, area with a large shed.

### Directions

Directions From Banbury Cross proceed along South Bar and into the Oxford Road. Continue past the hospital and Sainsbury's supermarket the bear left before the flyover bridge and then left again at the roundabout onto Bankside. Take the first left in Chatsworth Drive and then left again into Elton Road. Continue along Elton Road and follow the road round to the right where the property will be found on your right hand side.



### Situation

Banbury is a thriving market town located just north of Oxford amidst beautiful rolling countryside. The town is steeped in history and is now a modern centre with a full range of shops, supermarkets, a cinema complex, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east. Banbury railway station provides regular trains to all parts of the country with London and Birmingham a comfortable commute (London Marylebone from 57 minutes and Birmingham New Street from 44 minutes). Birmingham Airport is about 40 miles distant and Heathrow and Luton Airports are also within easy reach. There is a local supermarket a short walk from the property. The local area provides a range of primary and secondary schools; with NOA and Hanwell Fields Academy both only a mile away.

### Viewings

By prior arrangement with Round & Jackson.

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### Services

All mains services connected.

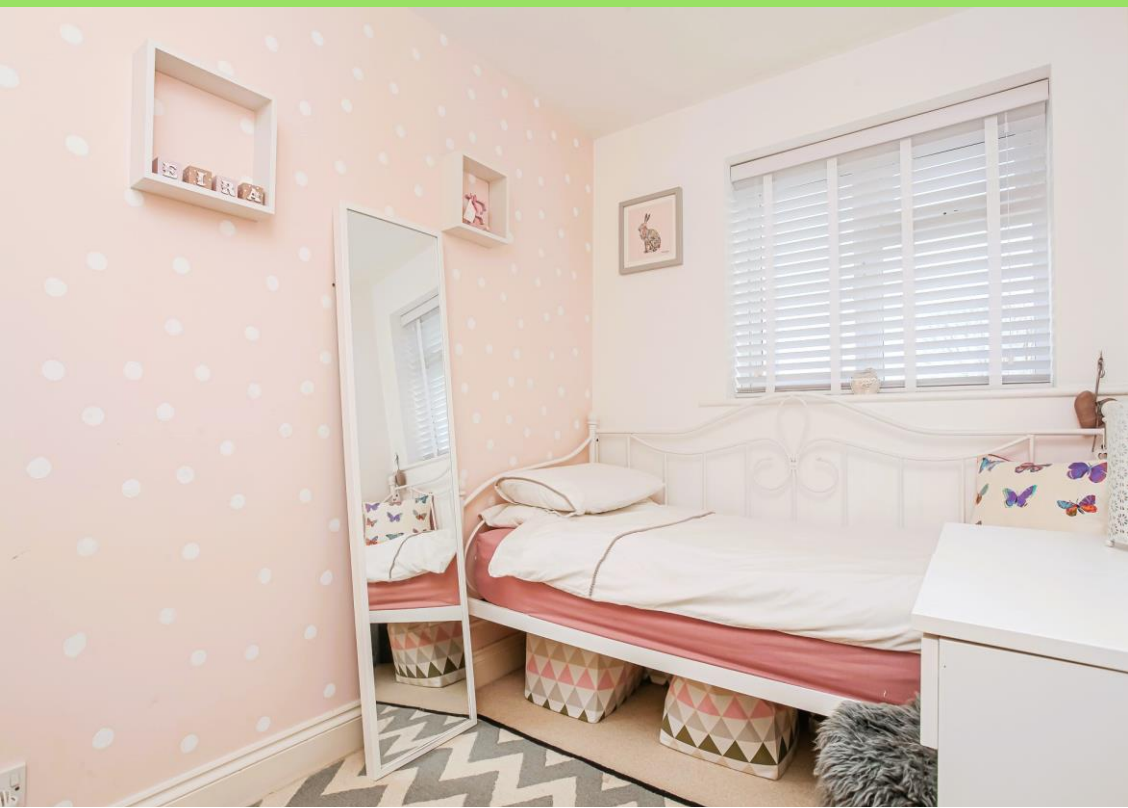
### Local Authority

Cherwell District Council. Tax band D.

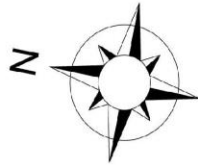
### Tenure

A freehold property.

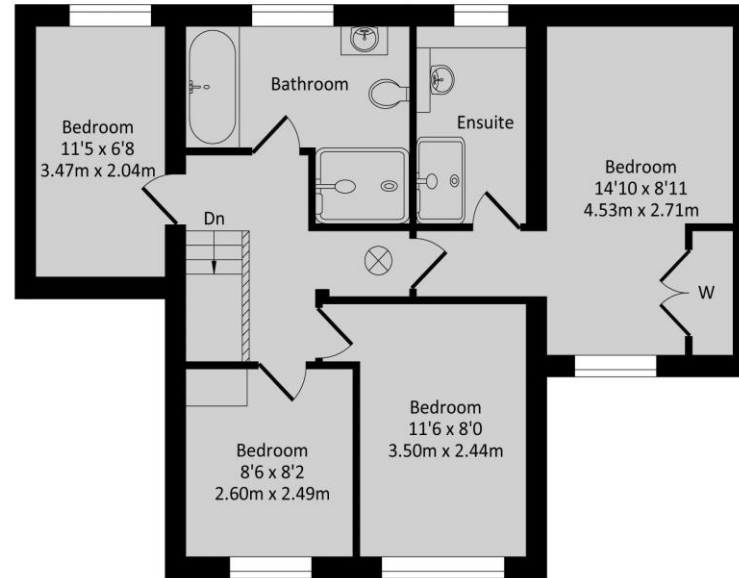
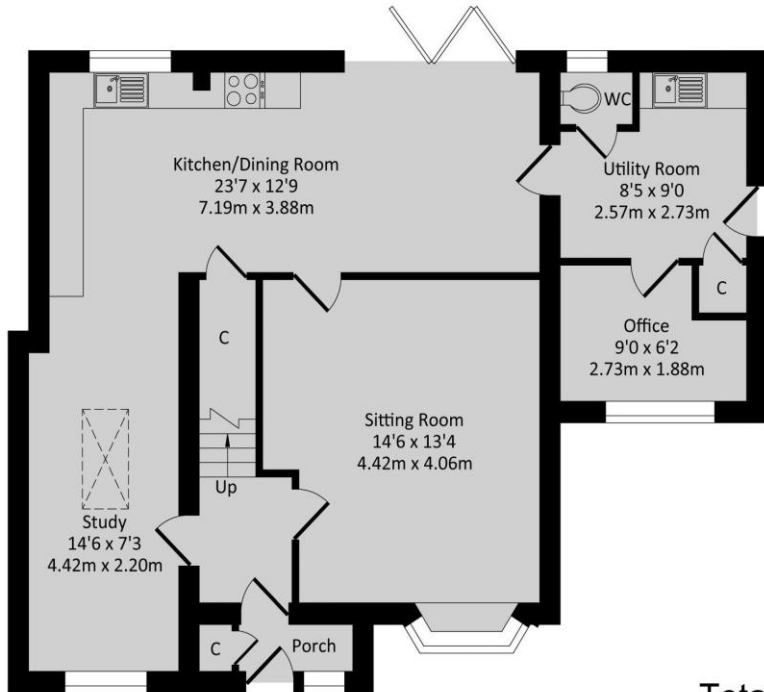
**Asking Price - £515,000**



Ground Floor  
Approx. Floor  
Area 781 Sq.Ft.  
(72.60 Sq.M.)



First Floor  
Approx. Floor  
Area 624 Sq.Ft.  
(58.0 Sq.M.)



Total Approx. Floor Area 1405 Sq.Ft. (130.60 Sq.M.)

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

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

[www.roundandjackson.co.uk](http://www.roundandjackson.co.uk)

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