



Homestead Road
Banbury, OX16 9TW



ROUND & JACKSON
ESTATE AGENTS





A spacious and beautifully presented, five bedroom detached house located on the south edge of town close to amenities.

The property

17 Homestead Road is a greatly extended detached property which is conveniently located on the south side of town and close to a wide range of amenities. The property has been greatly extended and has been modernised throughout to provide spacious and open plan accommodation which is arranged over two floors. On the ground floor there is a very large hallway which leads on to a superb open plan kitchen/family room, a utility room, a dining room, a sitting room and cloakroom. On the first floor there is a large landing, a master bedroom with en-suite, four further bedrooms and a family bathroom. To the front of the property there is a block paved driveway and a lawned garden and to the rear there is a private garden which is pleasantly landscaped. We have prepared a brochure to show the room sizes and layout some of the main features include:

Entrance Hallway

A very large entrance hallway with tiled flooring and stairs to the first floor. The hall extends through the centre of the house and opens into the kitchen/family room.

Sitting Room

Double doors from the hallway, patio doors to the front garden, fireplace with gas flame fire.

Dining Room

Tiled flooring, window to side. Large opening to the kitchen/family room.

Kitchen/Family Room

A superb open plan room located to the rear of the property with tiled flooring and two sets of double doors that open onto the rear patio. The kitchen is fitted with modern eye level cabinets and base units and drawers with granite work surfaces. Two sinks and draining area, two ovens, gas hob with extractor over, integrated fridge and freezer, dishwasher, large breakfast bar, underfloor heating, space for table and chairs.

Utility Room

Eye level cabinets, base units and drawers, work surfaces, sink and draining board, fridge/freezer, tiled flooring, door to the garage.

Cloakroom

Recently refitted with a modern wash hand basin with base drawers unit, Low level W.C.

First Floor Landing

A very large landing with windows to the front and side, hatch to the loft space and doors to all first floor accommodation.

Master Bedroom

A double room with built in wardrobes, a window to the rear and an en-suite shower room.

Bedroom Two

A double room with a fitted wardrobe and double doors to the balcony.

Bedroom Three

A double room with a fitted wardrobe and a window to the rear.

Bedroom Four

A double room with a window to the front.

Bedroom Five

A double room with a window to the rear.

Cloakroom

Wash hand basin and W.C.



Family Bathroom

A large bathroom recently refitted with a freestanding bath, and a WC and hand basin with vanity units. Heated towel rail, tiled flooring and a window to the front.

Outside

To the front of the property there is a large block paved driveway and a lawned garden with gated access to the side. The rear garden is pleasantly landscaped with a paved patio adjoining the house and a lawn with well stocked flower and plant borders. Shed to remain.

Garage

A large garage with an electric door to the front and power and light connected.

Situation

Banbury is conveniently located only 2 miles from junction 11 of the M40 putting Oxford (22 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 (55mins). Birmingham International airport is 42 miles away for UK, European and New York Flights. Some very attractive countryside surrounds and many places of historical interest are within easy reach.

Directions

From Banbury Cross proceed in a southerly direction via South Bar and continue into the Oxford Road. Continue for approximately one mile and then bear left just before the Bodicote flyover where signposted for Bodicote. At the round about take the first exit onto Bankside and then take the first left turn for Chatsworth Drive. Turn right in Elton Road and then take the second left into Homestead Road. Bear left where the road splits and continue to the end of the road where the property will be found at the end of the road.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band F.

Agents Note

The owner of the property is a partner at Round & Jackson.

Tenure

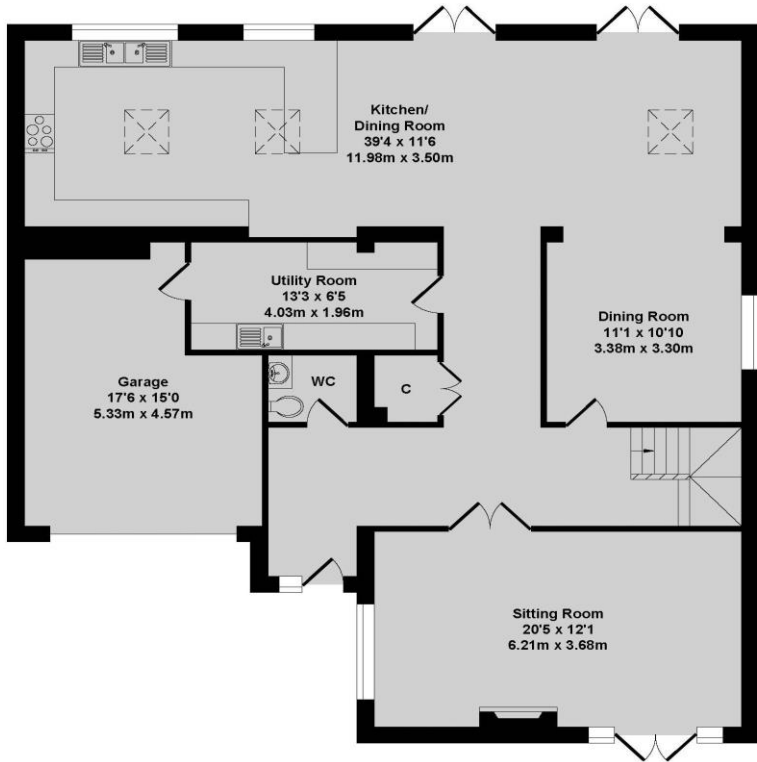
A freehold property.

Viewing Arrangements

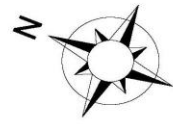
By Prior arrangement with Round & Jackson.



Ground Floor
Approx. Floor
Area 1463 Sq.Ft.
(135.90 Sq.M.)



First Floor
Approx. Floor
Area 949 Sq.Ft.
(88.20 Sq.M.)



Total Approx. Floor Area 2412 Sq.Ft. (224.10 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 herein, measurements of doors, windows, rooms and any other items are approximate and 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	77 C
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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