



7 Kedleston Rise
Banbury, OX16 9TX


ROUND & JACKSON
ESTATE AGENTS





A spacious and beautifully presented four bedroom detached family home with a garage and open countryside views to the rear and located at the end of a cul-de-sac on the popular Cherwell Heights Estate on the south side of town.

The property

7 Kedleston Rise, Banbury is an immaculately presented, four bedroom detached family home with a garage, driveway parking and large garden which continues to the side. The property benefits from having a large conservatory and also a large utility room and is located on a quiet cul-de-sac on the popular Cherwell Heights Development on the south side of town. The accommodation is arranged over two floors and is well laid out. On the ground floor there is a spacious hallway, W.C, sitting room, kitchen/breakfast room, formal dining room and conservatory. There is also a good size single garage with a large utility area behind. On the first floor there is a spacious landing, four bedrooms and a family bathroom. The rear of the property there is a good size lawned garden which then continues to separate private garden to the side where there is a large wooden outbuilding with power connected. The rear garden offers far reaching countryside views which are also enjoyed from all rooms to the rear of the property. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious hallway with doors leading into the ground floor rooms and stairs rising to the first floor. There is a useful downstairs storage cupboard and high quality engineered oak flooring throughout.

W.C

Fitted with a white suite comprising a toilet and hand basin and there is a window to the front aspect and the engineered oak flooring from the hallway continues.

Sitting Room

A large sitting room with a bay window to the front aspect and there is quality oak flooring fitted throughout.

Kitchen/Breakfast Room

A good size kitchen diner which is fitted with a range of modern grey fronted cabinets with Quartz overlay worktops. There are a range of Neff integrated appliances fitted which include a double oven, induction hob, dish washer and fridge and there is an inset double sink with quality Quartz splash backs. There is a further breakfast bar fitted and the whole room has high quality tiled flooring fitted. There is a window to the rear aspect and internal doors leading into the formal dining room, utility area and garage, and also the hallway. One of the kitchen cupboards houses the Glow-worm gas fired boiler for the heating and hot water system.

Dining Room

A spacious formal dining room which is open plan straight through into the conservatory. The whole space has high quality engineered oak flooring throughout and offers a pleasant outlook through the conservatory.

Conservatory

A superb addition to the property which benefits from being open plan from the formal dining room. The flooring continues seamlessly from the dining room and the conservatory is heated from the main heating system and also benefits from having a glass roof with double doors leading into the garden. There are pleasant, far reaching views across open countryside from here.

Utility Room

A large and very useful utility room which is fitted with a number of wooden kitchen cabinets and a sink with a draining board. There is space and plumbing for a washing machine and space for a free standing freezer and there is tiled flooring throughout. There is a glazed door leading into the rear garden and internal doors which leads into the garage and kitchen.

Garage

A single garage with power and lighting which has an up-and-over door leading onto the driveway with further access door to the rear which leads into the utility room.



First Floor Landing

A large and very bright and airy landing with doors leading off into all the first floor rooms. There is a window to the side aspect and there is a built-in storage cupboard which houses the hot water tank with shelving above. There is a loft hatch which provides access to the roof space which is boarded with light and ladder fitted.

Bedroom One

A large double bedroom with a window to the rear aspect offering a pleasant outlook over fields. The bedroom has built-in mirror fronted wardrobes to one wall.

Bedroom Two

A large double bedroom with a window to the front aspect.

Bedroom Three

A double bedroom with a window to the front aspect and built-in mirror fronted wardrobe.

Bedroom Four

A good size single bedroom with a window to the rear aspect which offers a pleasant outlook over fields.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath, toilet and wash basin. There are attractive white tiled splash backs and vinyl flooring is fitted throughout.

There is a Mira shower fitted over the bath and there is a window to the side aspect.

Outside

To the front of the property there is a block paved driveway for several vehicles and there is gated access into the rear and side gardens from here. To the rear there is a paved patio area adjoining the house with an outside tap fitted and from here there are steps down onto a good size lawned garden with established shrubs and bushes. The patio area offers far reaching countryside views and is a very pleasant place to sit. The garden continues to a further large area to the side which again is lawned and also has a decked seating area and further paved section. This whole area is very private and has established plants and shrubs and there is a really useful wooden storage shed and also a superb wooden garden room with power and lighting fitted. This could be used as a home office or children's playroom or perhaps a hobby room.

Directions

From Banbury Cross proceed in a southerly direction towards Oxford on the A4260. Continue past the Horton Hospital on the left and then Sainsburys supermarket also on the left. Take the left hand slip road just before the flyover bridge signposted for Cherwell Heights and Bodicote. Continue past the first turning for Chatsworth Drive and continue for around 300 yards and then take the second turning for Chatsworth Drive. Kedleston Rise will be found immediately on your left and the property will be found in the top left hand corner.

Services

All mains services connected. The gas fired boiler is in the kitchen.

Local Authority

Cherwell District Council. Tax band E.

Tenure

A freehold property.

Viewing Arrangements

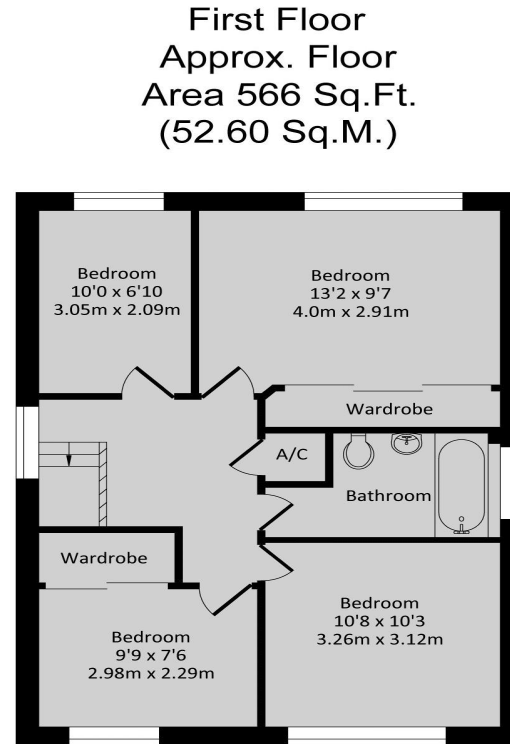
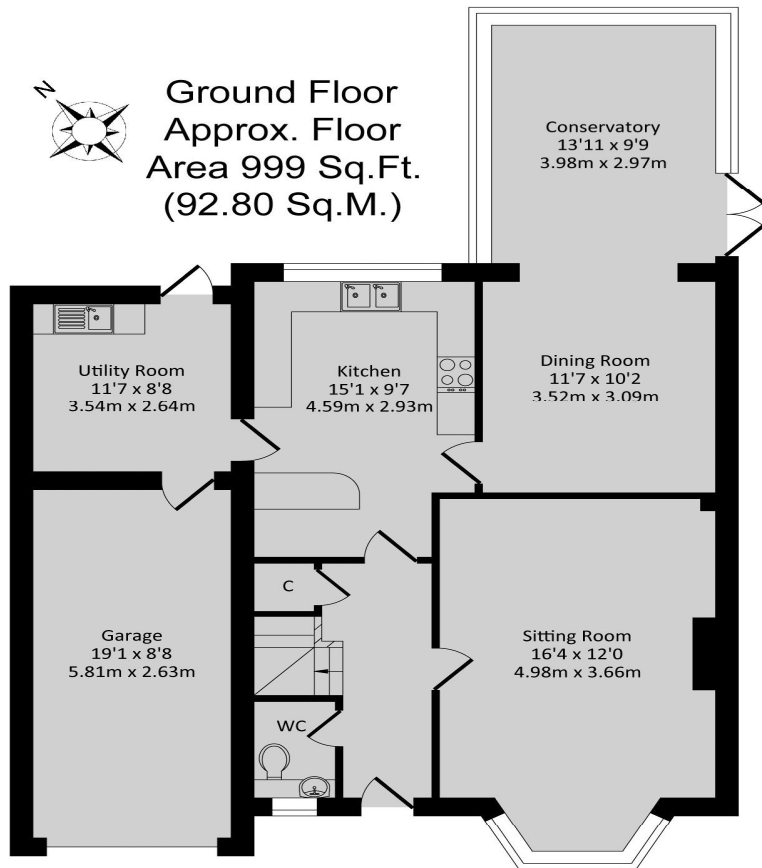
By Prior arrangement with Round & Jackson.

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.

Guide Price: £465,000





Total Approx. Floor Area 1565 Sq.Ft. (145.40 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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