



29 Kemps Road  
Twyford, Banbury, OX17 3JS



ROUND & JACKSON  
ESTATE AGENTS





**A spacious and well presented three bedroom family home with private and westerly facing rear garden located on a cul-de-sac road within this sought after village.**

#### The Property

29 Kemps Road, Twyford is a deceptively spacious family home with very well presented accommodation throughout and located within this sought after village. The ground floor features a pleasant entrance hallway, kitchen/diner, sitting room, study/play room and a utility room. On the first floor there are three good sized bedrooms and a modern family bathroom. The current owners have advised that there is a large loft space which has potential to be converted for further upstairs accommodation (subject to planning permission). To the outside of the property there is a gravelled driveway which provides parking for several vehicles and to the rear is a private and westerly facing garden.

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

#### Entrance Hallway

Main entrance door to the front, stairs to the first floor and doors to the sitting room and kitchen/dining room.

#### Sitting Room

A spacious reception room with a central fireplace, window to the front aspect and doors to the study/playroom and kitchen/diner.

#### Kitchen/Diner

This modern and bright room is a particular feature of the house and is fitted with a range shaker style cabinets, base units and drawers with work surfaces over, an inset sink and draining board. There is an integrated single oven with a four-ring gas hob above and extractor hood over, space and plumbing for a slimline dishwasher and fridge or fridge/freezer. There are attractive tiled splashbacks and flooring with ample space for dining furniture, a stable door to the side aspect, window to the front and to the rear overlooking the utility room.

#### Study/Playroom

Window to the rear aspect and door to the utility room.



#### Utility Room

Space and plumbing for a washing machine, a free standing fridge/freezer with a window and door to the rear garden.

#### First Floor Landing

Hatch to loft space and doors to all first floor accommodation. Window to the rear aspect.

#### Bedroom One

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

#### Bedroom Two

A double bedroom with a window to the front aspect.

#### Bedroom Three

A good sized bedroom with a window to the front aspect.

#### Family Bathroom

A modern bathroom fitted with a panelled bath with shower and rainfall shower over, attractive tiled splashbacks, vanity unit, W.C., heated towel rail and a window to the rear aspect.



### Outside

To the front of the property there is a gravelled driveway which provides parking for several vehicles with established hedge and shrub borders. To the rear there is a private garden which is predominantly laid to lawn with established shrubs and trees and a patio seating area adjoining the house and gated access to the front of the property.

### Situation

Twyford forms part of the larger village of Adderbury where there are many amenities including a shop, post office, butchers shop, hairdressers, public houses including the The Red Lion which is a short walk away, tennis club, golf club, parish church and bus service. There is also an excellent primary school within walking distance of the property and the village is within the catchment area for the Warriner secondary school at Bloxham.

### Directions

From Banbury Cross proceed in a Southerly direction on South Bar and continue on the A4260. Follow this road out of Banbury for approximately 3 miles into the village of Twyford. Take the fourth left hand turning into Kemps Road, ignore the immediate first left and follow the road along and take the second left where Kemps Road continues. Number 28 is at the foot of the close on the left hand side.

### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band B.

### Viewing Arrangements

By prior arrangement with Round & Jackson.

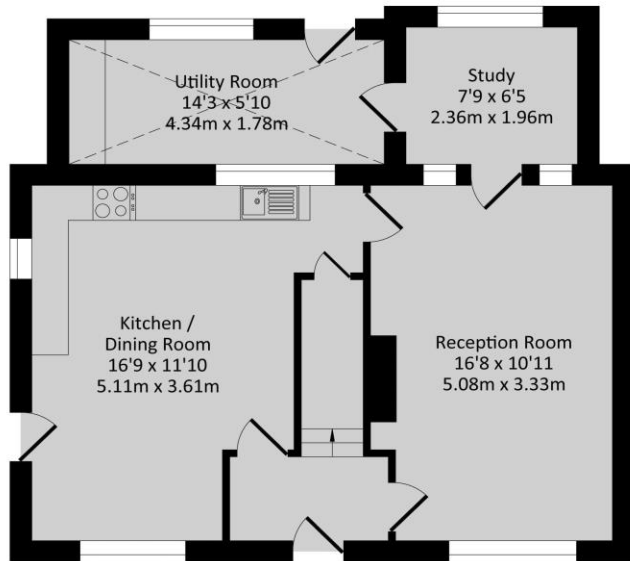
### Tenure

A Freehold property

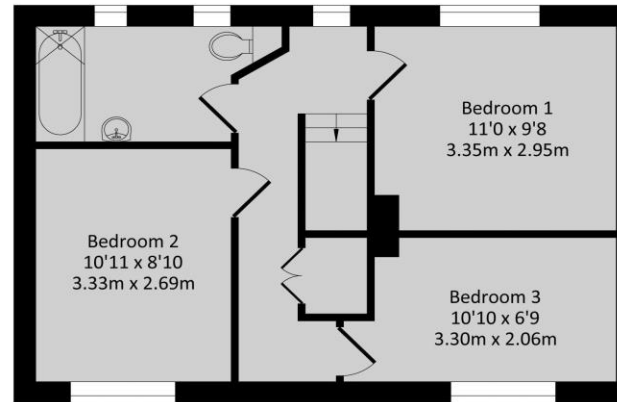
Guide price £350,000



Ground Floor  
Approx. Floor  
Area 607 Sq.Ft.  
(56.4 Sq.M.)



First Floor  
Approx. Floor  
Area 437 Sq.Ft.  
(40.6 Sq.M.)



Total Approx. Floor Area 1044 Sq.Ft. (97.0 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 appliances 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	68 D	80 C
39-54	E		
21-38	F		
1-20	G		

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