



Merlin Close
Banbury, OX15 4GG



ROUND & JACKSON
ESTATE AGENTS





An exceptional, high quality, five bedroom detached home which was built by Spitfire Homes which is located within this select development of around just thirty dwellings on the south side of town.

The property

2 Merlin Close, Banbury is an immaculately presented, high quality, five bedroom detached family home which was built by quality builders Spitfire Homes in 2015. The property was the original show home and because of this it holds a prominent position as you enter the development. The property offers very versatile living accommodation throughout and benefits from having a large lawned frontage, a private landscaped rear garden, a garage and driveway parking for two vehicles. All fixtures and fittings are of the highest quality and the property comes to market with no onward chain. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a welcoming hallway, cloakroom, sitting room, study/dining room and a large open-plan kitchen/diner with a utility room. On the first floor there is a spacious landing, five bedrooms, with an en-suite to the main bedroom and a family bathroom. Outside to the front there is a large lawned garden with pretty box hedgerow and to the rear there is a beautifully presented, and very private, lawned garden with patio area and pergola. There is a large single garage to the side aspect and driveway parking. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious and very welcoming hallway with stairs leading to the first floor and oak doors leading into the ground floor rooms. There is high quality wooden flooring and a useful built-in storage cupboard with shelving and coat hooks.

Sitting Room

A bright and airy sitting room with a box window to the front aspect and bi-folding doors leading into the rear garden.

Snug

A lovely room which could be used as a snug, office or playroom. There is a box window to the front aspect and a further window to the side.

Cloakroom

Fitted with a white suite comprising a toilet and wash basin. There is a heated towel rail and the wooden flooring from the hallway continues throughout.

Kitchen Diner

A spacious and very bright and airy entertaining area with a box window seat, with storage beneath and bi-folding doors leading into the rear garden. The dining area has plenty of space for a large table and chairs and there is a door leading into the utility room. The kitchen is fitted with a range of high quality, cream and grey coloured gloss fronted cabinets with quartz worktops over and panelled splash backs.

There are a range of integrated appliances including a fridge freezer, dishwasher, electric oven and microwave, four ring gas hob and an extractor hood. There is a useful island area with more cupboards beneath, a further window to the rear aspect and high quality tiled flooring is fitted throughout.

Utility Room

A really useful utility room which has a fitted cupboard and worktop, an inset sink and there is an integrated tumble dryer. There is space and plumbing for a washing machine, a window to the rear aspect and the tiled flooring continues from the kitchen. Wall mounted Worcester gas fired boiler for the heating and hot water systems.

First Floor Landing

A very open landing with a quality oak staircase and oak doors leading off to all rooms. There is a cupboard which houses the hot water tank and a large loft hatch to the roof space which is boarded with lighting and ladder fitted.

Bedroom One

A very bright and airy main bedroom with dual aspect windows to the side and rear aspects. There are two fitted wardrobes and a door leading into the en-suite. The en-suite is fitted with a white suite comprising a large shower cubicle, toilet and wash basin. There is a window to the rear aspect, a heated towel rail and high quality tiling to the walls and floor area and a fitted wall cabinet.



Bedroom Two

A large double bedroom with a window to the rear aspect and there is a fitted wardrobe with hanging rail and shelving.

Bedroom Three

A large double bedroom with a window to the front aspect and plenty of space for furniture.

Bedroom Four

A good size single bedroom with a window to the front aspect and a recessed area ideal for a wardrobe.

Bedroom Five

Currently being used as a study but could also be used as a dressing room or a single bedroom, with a window to the front aspect.

Family Bathroom

A large family bathroom which is fitted with a white suite comprising a panelled bath, large shower cubicle, toilet and a wash basin. There is a heated towel rail and high quality tiling to the walls and floor area. Window to the side aspect and fitted wall cupboards.



Outside

To the rear of the property there is a very private and beautifully maintained lawned garden with many well chosen shrubs and bushes. There is a paved patio adjoining the house and an outside tap is fitted. At the bottom of the garden there is a further paved seating area beneath a pretty wooden pergola. The lawned garden continues to the side of the property where there is large wooden storage shed. Gated access takes you to the driveway and there is a useful wheelie bin storage area and also an outside power point. To the front of the property there is a pathway to the front door and a large lawned garden with established tree and shrub borders and pretty box hedging.

Garage

A large single garage with an electric up-and-over door and further access door to the rear. There is power and lighting fitted.

Situation

Bodicote is a popular and thriving village lying approximately a mile and a half South of Banbury. It has a community feel with such groups as The Bodicote Cricket Club and Bodicote Players Amateur Dramatics Group. Within the village amenities include a Post Office/shop, two farm shops, two public houses, Bishop Loveday Church of England Primary School, village hall, Banbury Rugby Club, Kingsfield sports and recreation area with children's playground, Bannatyne's Health and Leisure Club, and a bus service to and from the town centre.

Directions

From Banbury town centre proceed southwards via the Oxford Road. Continue past Sainsbury's supermarket and head out of the town and beneath the flyover bridge. Continue for around 300 yards and turn left into the slip road and then immediately left again into Merlin Close. Follow the road round to the right where number 2 will be found immediately on your right hand side.

Services

All mains services connected. The gas fired boiler is located in the utility room.

Local Authority

Cherwell District Council. Tax band F.

Viewing Arrangements

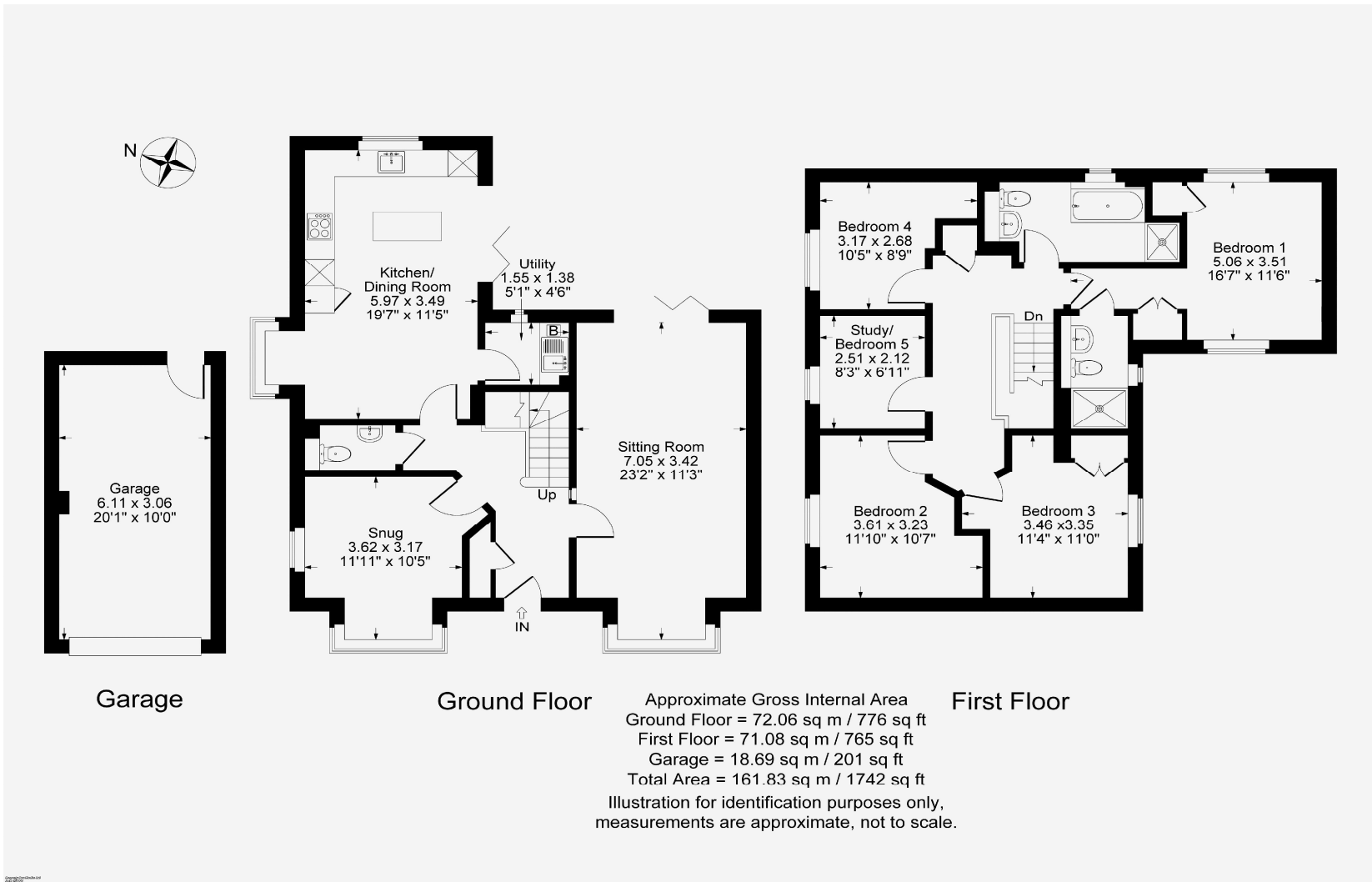
By prior arrangement with Round & Jackson.

Agents Note

There is an estate charge for this development of around £330.00 per year, the management company is Knight Cote.

Guide Price: £580,000





Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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