



31 Sage Close
Banbury, Oxon, OX16 1UU



ROUND & JACKSON
ESTATE AGENTS





A spacious, five bedroom detached family house located in a tucked away position within the Hanwell Fields development close to schools and amenities. The property has accommodation arranged over three floors, a double garage and a private landscaped rear garden.

The property

31 Sage Close, Banbury is a well presented, detached family house which is pleasantly located in a tucked away and private position within this sought after development. The property has spacious accommodation which is arranged over three floors, on the ground floor there is a large hallway with stairs to the first floor, a cloakroom/WC, a dual aspect sitting room, a dining/family room and a kitchen/breakfast room with separate utility. On the first floor there is a central landing, two double bedrooms with built in wardrobes and en-suite bathrooms and a third bedroom. On the second floor there are two double bedrooms with fitted wardrobes and a family bathroom. To the front of the property there is driveway and a double garage and to the rear there is a private and mature garden which is beautifully landscaped. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A spacious hallway with wood effect flooring, stairs to the first floor and doors to all ground floor accommodation.

Cloakroom

Wash hand basin and WC.

Sitting Room

A dual aspect sitting room with ample space for lounge and dining furniture, wood effect flooring and double doors to the rear garden.

Dining Room

A separate reception room which could be used for dining, as a home office or as a family room.

Kitchen/Breakfast Room

A well equipped, modern fitted kitchen with ample space for a dining table and chairs, wood effect flooring, a door to the utility room and double doors to the rear garden.

Utility Room

Space and plumbing for a washing machine and tumble dryer, door to outside.

First Floor Landing

A central landing with stairs to the second floor and doors to all first floor accommodation.

Master Bedroom

A large double room with three built in wardrobes, a dressing area and an en-suite bathroom.

Bedroom Two

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

Bedroom Five

A single bedroom with a window to the front.

Second Floor Landing

Doors to all second floor accommodation.

Family Bathroom

Fitted with a modern suite comprising a panelled bath with a shower over, a wash hand basin and W.C. Attractive tiling and Velux window.

Bedroom Three

A large double room with two built in wardrobes.



Bedroom Four

A large double room with two built in wardrobes.

Outside

To the front of the property there is a large driveway with off road parking for several vehicles and a double garage. To the rear there is a private and mature garden which is beautifully landscaped. Within the garden there is large lawn with well stocked flower and plant borders and a variety of trees. There is also a gravelled seating area with a wooden pergola and a useful area to the side which currently houses a shed.

Garage

A double garage with power and light connected and useful attic storage.

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 (51 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. Hanwell Fields is a very popular residential area located on the northern outskirts of town. Close by are many amenities including a highly renowned primary school, a mini supermarket, The Hanwell Arms public house, a community centre and an Indian food restaurant. Sage Close is a lovely part of the development being tucked away and with well kept properties and gardens surrounding.



Directions

From Banbury Cross proceed north and turn left at the crossroad traffic lights into the Warwick Road. Continue for approximately one and a half miles, past the Barley Mow public house and turn right at the second roundabout into the Hanwell Fields development. Turn right at the second roundabout into Winter Gardens way then turn right at the T-junction into Sage Close. Follow the road around to the right and then bear left in front of the children's park and then bear left again where the property will be seen in front of you.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band E.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price £599,950

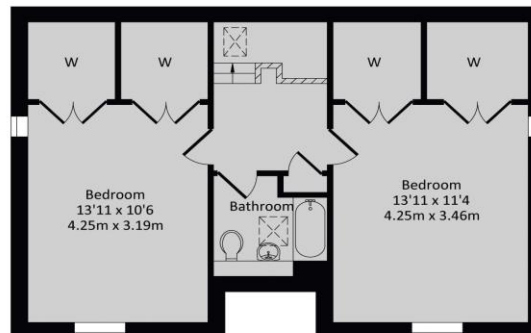




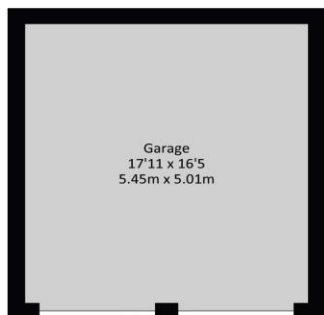
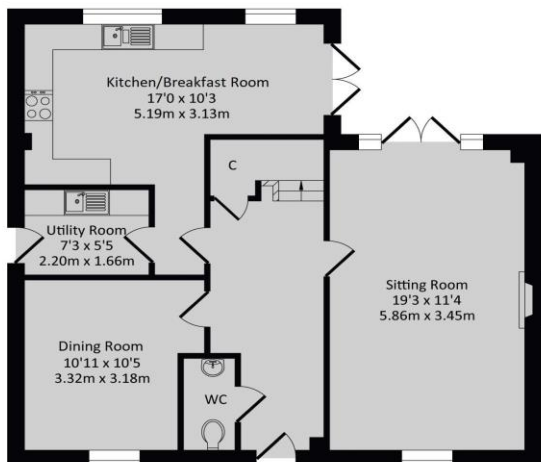
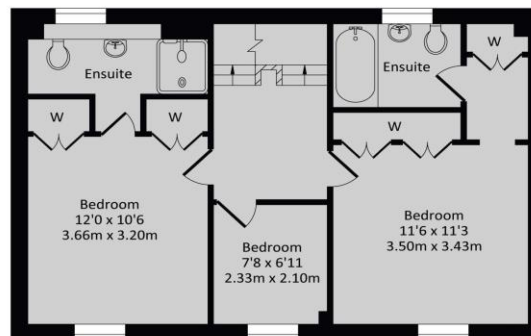
Garage
Approx. Floor
Area 294 Sq.Ft.
(27.30 Sq.M.)

Ground Floor
Approx. Floor
Area 698 Sq.Ft.
(64.80 Sq.M.)

Second Floor
Approx. Floor
Area 536 Sq.Ft.
(49.80 Sq.M.)



First Floor
Approx. Floor
Area 558 Sq.Ft.
(51.80 Sq.M.)



Total Approx. Floor Area 2086 Sq.Ft. (193.70 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		81 B
69-80	C	74 C	
55-68	D		
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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