

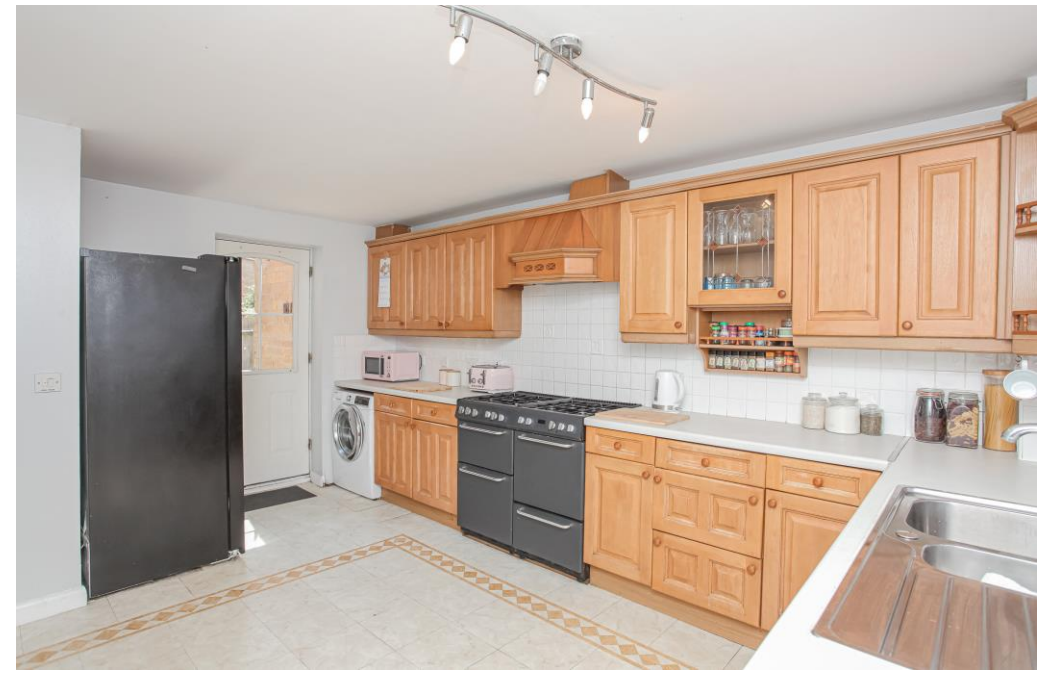


67 Ashmead Road  
Banbury, Oxon, OX16 1AA



ROUND & JACKSON  
ESTATE AGENTS





**A substantial six bedroom family home with a private rear garden and double garage located within this sought after development on the northern outskirts of town.**

#### The property

67 Ashmead Road, Banbury occupies a corner position within the popular Hanwell Fields development towards the northern outskirts of the town and is close to a wide range of amenities. The accommodation is particularly spacious and features two lovely reception rooms, a kitchen/breakfast room and cloakroom on the ground floor whilst the six bedrooms and three bathrooms are arranged across the two upper floors. To the rear of the property there is a private garden and a double garage and driveway. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Hallway

A central hall with stairs to the first floor and doors to all ground floor accommodation.

#### Cloakroom

Wash hand basin and WC.

#### Kitchen/Breakfast Room

Fitted with eye level cabinets and base units and drawers with work surfaces over and an inset sink and draining board. There is space for a Range cooker, fridge freezer, washing machine and dishwasher. Window to the front and a door to the rear garden.

#### Sitting Room

A spacious reception room with wood effect flooring, a central fireplace and double doors to the rear garden.

#### Dining Room

A spacious room with wood effect flooring, a window to the front and double doors to the sitting room.

#### First Floor Accommodation

On the first floor there is a family bathroom, a double bedroom with en-suite and three further bedrooms.

#### Second Floor Accommodation

On the second floor there are two bedrooms. The master bedroom is a superb suite with a dressing room and en-suite bathroom.

#### Outside

To the front of the property there is lawned garden with a pathway to the front door and there is a private walled garden to the rear which is laid to lawn with a paved seating area adjoining the house. The double garage is located at the rear of the property and has a personal door to the garden.



### 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.

### Directions

From Banbury Cross proceed in a northerly direction along Horsefair and North Bar Street. At the traffic light controlled cross roads, turn left on the Warwick Road, B4100. Follow this road towards the outskirts of the town and at the fifth roundabout turn right onto Dukes Meadow Drive. Take the first right onto Usher Drive and the third right onto Ashmead Road. Follow the road around to the right where the property will be found on your left.



### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band E.

### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

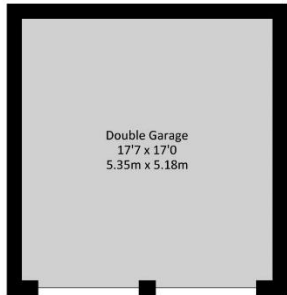
### Tenure

A freehold property.

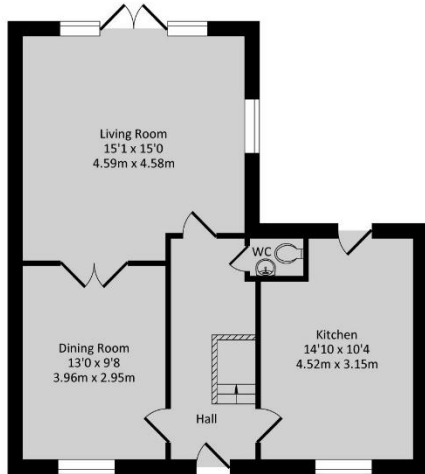
**Asking Price - £465,000**



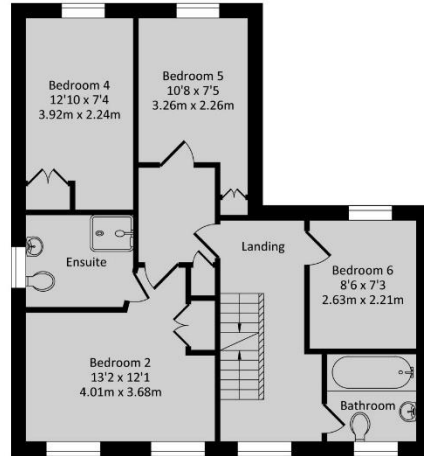
Garage  
Approx. Floor  
Area 298 Sq.Ft.  
(27.70 Sq.M.)



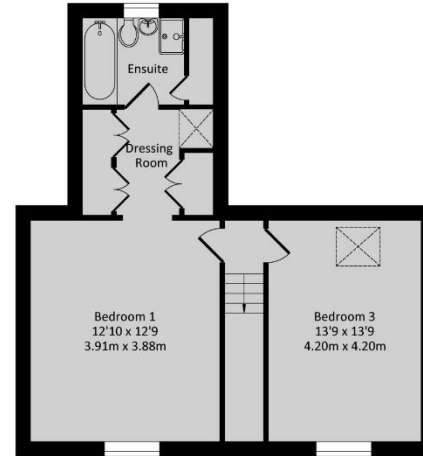
Ground Floor  
Approx. Floor  
Area 859 Sq.Ft.  
(79.85 Sq.M.)



First Floor  
Approx. Floor  
Area 859 Sq.Ft.  
(79.85 Sq.M.)



Second Floor  
Approx. Floor  
Area 512 Sq.Ft.  
(47.60 Sq.M.)



Total Approx. Floor Area 2528 Sq.Ft. (235.0 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"  
While 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 and 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		83 B
69-80	C	72 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.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

[www.roundandjackson.co.uk](http://www.roundandjackson.co.uk)

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