

22 Farmfield Road
Banbury



ROUND & JACKSON
ESTATE AGENTS



22 Farmfield Road

Banbury, Oxon, OX16 9AP

£370,000

A very well presented three bedroom semi detached family home with large rear garden, garage and driveway parking and located on the popular Easington development on the south side of Town.

The Property

22 Farmfield Road, Banbury is a very well presented, three bedroom semi detached family home with garage and driveway parking for several vehicles. The property has a large rear garden measuring around 100 feet which has gated access onto Easington Sports Ground. The property has a useful wooden garden room adjoining the garage with various al fresco entertaining areas throughout the garden. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a spacious hallway, sitting room, dining room and kitchen with utility area and W.C. On the first floor there is a landing, three good sized bedrooms and a family bathroom. Outside to the front there is driveway parking for several vehicles which leads to a garage to the side with gates leading into the rear garden. The rear garden measures around 100 feet and is very private with well stocked, established planting throughout and a useful wooden garden room with power and lighting. There are several covered al fresco dining areas and gated access at the foot of the garden. 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 spiral staircase to the first floor and window to the side aspect. There are doors to the ground floor rooms and there is wood effect flooring throughout.

Sitting Room

A very pleasant room with bay window to the front aspect and central coal effect gas fire with wooden surround. Wood effect flooring throughout.

Dining Room

A good sized formal dining room with wood effect flooring throughout and french doors leading into the garden.

Kitchen/Utility/W.C

The kitchen is fitted with a range of shaker style cabinets with worktops over and tiled splash backs and tiled flooring. There is an inset one and a half bowl sink with drainer and a window to the side aspect. There is an integrated electric oven, four ring electric hob and extractor hood above with space and plumbing for a dishwasher. The kitchen is open plan via an archway which leads into a utility area where there is space and plumbing for a washing machine and space for a free standing fridge freezer. From the utility area there is a door leading into the garden and further door leading into the W.C which is fitted with a white suite comprising toilet and hand basin with window to the rear and tiled flooring.

First Floor Landing

Doors leading to all first floor rooms and built-in cupboard housing the gas fired boiler and hot water tank. Window to the side aspect and loft hatch providing access to the roof space which is boarded with light and ladder.

Three Bedrooms

The master bedroom is a large double room with fitted mirror fronted wardrobes to one wall and large full height window overlooking the rear garden. Bedroom two is a large double room with window to the front aspect and fitted wardrobes and storage cupboard. Bedroom three is a good sized single room with large window to the rear aspect.

Family Bathroom

A modern white bathroom suite comprising a panelled bath with triton electric shower over, toilet and wash basin. There is vanity storage cupboards beneath the sink and to the side of the toilet and a heated towel rail. There are attractive floor to ceiling tiled splash backs and a window to the front aspect.



Garage

A single garage with power and lighting with up-and-over door to the driveway and pedestrian access door to the side.

Garden Room

A wooden addition which adjoins the garage which has been insulated and has power and lighting. This could be used as an office or hobby room.

Outside

To the rear of the property there is a large lawned garden measuring around 100 feet with pathway leading to the foot of the garden where there is gated access into Easington Sports Ground. The garden is well stocked throughout with many established trees, shrubs and also fruit trees. There are planted rockery sections and three al fresco dining areas ideal for outside entertaining. The garden is very private and a real selling point for the property. There are double gates which lead onto the driveway which provides parking for several vehicles. To the front of the property there is a crazy paved driveway with lawned area which has well stocked planted borders and a low wall fronting the boundary.

Directions

From Banbury Cross proceed in a southerly direction via South Bar Street and continue into the Oxford Road. Continue past The Horton General Hospital until the Sainsbury's traffic lights where you will need to slow down and indicate right for Farmfield Road. Number 22 will be found on your right hand side opposite Beechfield Crescent.

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.

Services

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

Local Authority

Cherwell District Council. Council tax band C.

Viewing Strictly

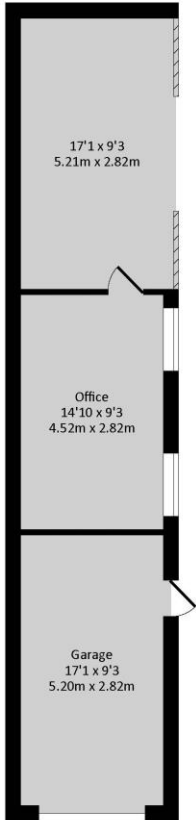
By prior arrangement with Round & Jackson.

Tenure

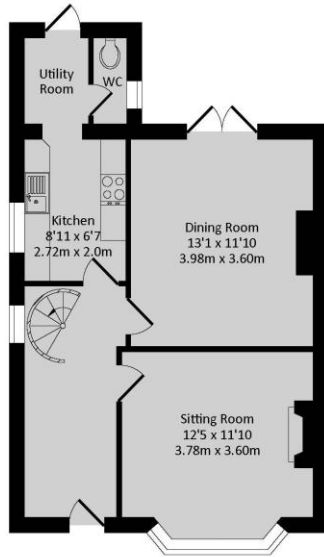
A freehold property.



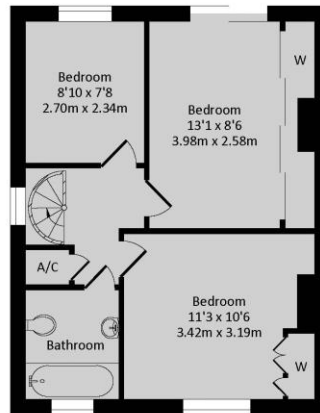
Garage
Approx. Floor
Area 470 Sq.Ft.
(43.70 Sq.M.)



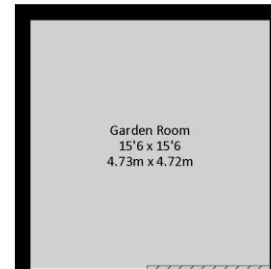
Ground Floor
Approx. Floor
Area 497 Sq.Ft.
(46.20 Sq.M.)



First Floor
Approx. Floor
Area 446 Sq.Ft.
(41.40 Sq.M.)



Outbuilding
Approx. Floor
Area 240 Sq.Ft.
(22.30 Sq.M.)



Total Approx. Floor Area 1653 Sq.Ft. (153.60 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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		7 G
(55-68) D		No
(39-54) E		
(21-38) F		
(1-20) G		
<small>Not energy efficient - higher running costs</small>		
England, Scotland & Wales		
<small>EU Directive 2002/91/EC</small>		

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