



Broughton Road
Banbury



ROUND & JACKSON
ESTATE AGENTS

www.roundandjackson.co.uk



270 Broughton Road

Banbury, OX16 9QW

£595,000

A superb, extended and fully re-furnished single storey property with a large garden and driveway for several cars.

The Property

270 Broughton Road is a detached bungalow of the highest quality. The current owners have re-configured and extended the property to offer well planned and beautifully presented accommodation. Most notably, an extension across the full rear of the property provides a stunning open plan kitchen/reception room with a vaulted ceiling, bi-fold doors and exceptional fixtures and fittings. The accommodation also comprises a spacious entrance hall, cloakroom, a double aspect sitting room with a log burning stove, a master bedroom suite with doors to a private patio and a luxurious ensuite, two further double bedrooms, a single bedroom/study and a family bathroom. The block paved front driveway provides parking for several cars and the large, enclosed rear garden includes a brand new summer house.

Entrance hall

A double glazed door with window units either side gives access to the spacious and light hallway with porcelain tiled floors, a built in cupboard houses the gas fired boiler and provides space for a washing machine, doors to;

Cloakroom

Fitted with a new white WC and hand basin, window to the front aspect, porcelain floor tiles, a large cupboard housing the electrical consumer unit and meter.

Sitting room

A light and welcoming room with windows to the front and side elevations and a modern recessed log burner.

Bedroom one

A spacious bedroom suite with French doors opening to a private patio, door to;

Ensuite

A luxury shower room with a large walk in shower with a rainfall and riser fitting, wash hand basin and WC, high quality stone tiled walls and tiled floor.

Bedroom two

A spacious double bedroom with a window to the side aspect.

Bedroom three

A spacious double bedroom with a window to the side aspect.

Bedroom four

A single bedroom which would work well as a home study, window to the side aspect.

Family bathroom

Fitted with a beautiful modern white suite comprising a freestanding bath, twin sinks and a WC, tiled splashbacks and tiled floor, window to the side aspect.

Kitchen / Reception room

A stunning open plan room with a vaulted ceiling with velux style roof lights and bi-fold doors to the rear allowing for lots of natural light. The room offers plenty of space for free standing dining and living room furniture as well as the state of the art fitted kitchen. The kitchen area comprises a beautiful island with a granite top and recessed sink unit, wall cabinets with matching counter top and integrated Neff, Miele and Bosch appliances including an induction hob and extractor unit, two ovens, fridge, freezer and dishwasher.



Rear Garden

The large rear garden is mostly laid to lawn with a beautiful patio sweeping the rear of the house and well maintained flower and shrub borders. A gated path gives access to the side of the property. At the foot of the garden there is a brand new summer house which is fitted with insulation and double glazed bi-fold doors. The summer house is ready to be plastered and decorated by the new owners and electricity has been channelled to it but not connected. A small store room adjoins the bungalow.

Driveway

A beautifully laid block paved driveway provides parking for several cars. The former garage has partially been converted and the remainder offers useful storage space.

Directions

From Banbury Cross proceed in a westerly direction via West Bar Street and continue into the Broughton Road. Continue past the College and ascend the hill. Continue straight ahead at the roundabout and the property will be found after approximately 0.2 miles (320 meters) on the right hand side.

Situation

Banbury is a thriving, market town located just north of Oxford amidst beautiful rolling countryside. The town is steeped in history and is now a modern centre with a full range of shops, supermarkets, a cinema, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east. Banbury railway station is within walking distance and provides regular trains to all parts of the country with London and Birmingham a comfortable commute (London Marylebone from 57 minutes and Birmingham New Street from 44 minutes). Birmingham Airport is about 40 miles distant and Heathrow and Luton Airports are also within easy reach. The local area provides a range of primary, secondary and boarding schools. Local leisure retreats include The Light Banbury (1.5 miles), Soho Farm House (11 miles), Tadmorton Golf Club (5.6 miles) and Oxford Westgate (25 miles).

Services

All mains services connected. The boiler cupboard is in the entrance hall. The kitchen/reception room is fitted with underfloor heating and the remainder of the property features modern upright radiators.

Local Authority

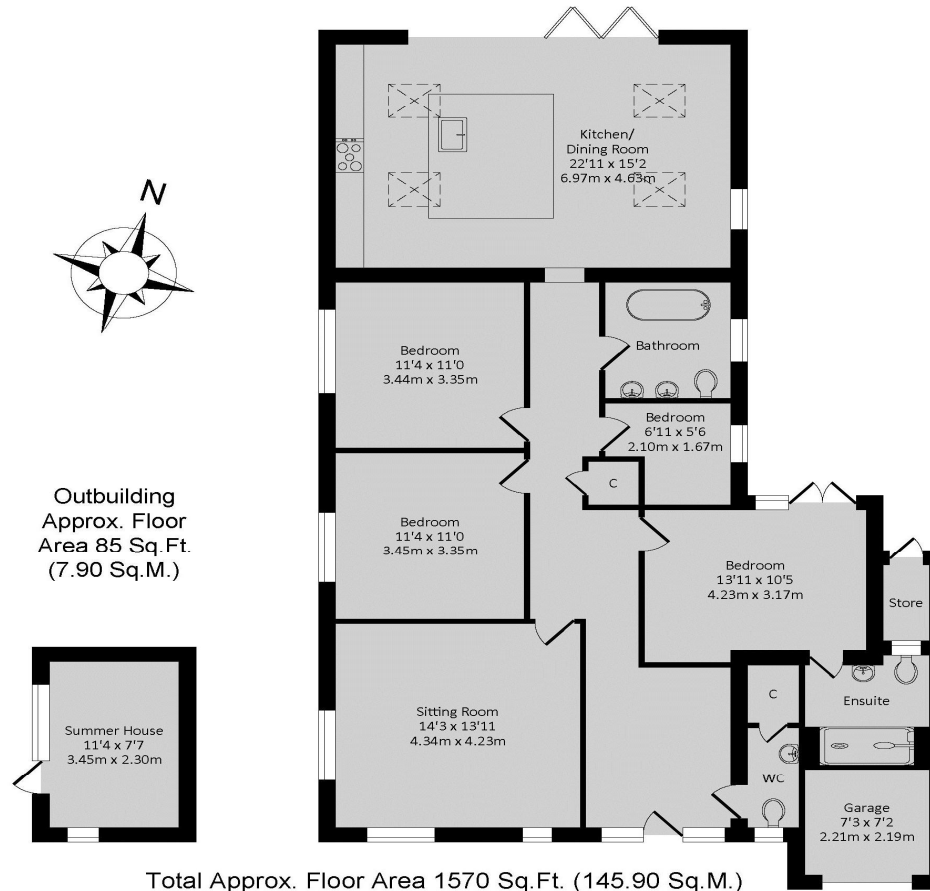
Cherwell District Council. Tax band E.

Tenure

A freehold property



Approx. Floor Area 1485 Sq.Ft. (138.0 Sq.M.)



Total Approx. Floor Area 1570 Sq.Ft. (145.90 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 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales

EU Directive 2002/91/EC

The Office, Oxford Road, Banbury, Oxon, OX16 9XA
 T: 01295 279953 E: office@roundandjackson.co.uk
 www.roundandjackson.co.uk



ROUND & JACKSON
 ESTATE AGENTS

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.