



270 Broughton Road  
Banbury, OX16 9QW



ROUND & JACKSON  
ESTATE AGENTS









**A superb, extended and fully re-furbished 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. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

#### Entrance hall

A double glazed door with window units either side giving access to the spacious and light hallway with porcelain tiled floors, doors to all first floor accommodation and a built in cupboard which houses the gas boiler and provides space and plumbing for a washing machine.

#### 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 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 channeled 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.

#### 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).

#### 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.



#### 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.

#### Viewing arrangements

Strictly by prior arrangement with Round & Jackson

#### Tenure

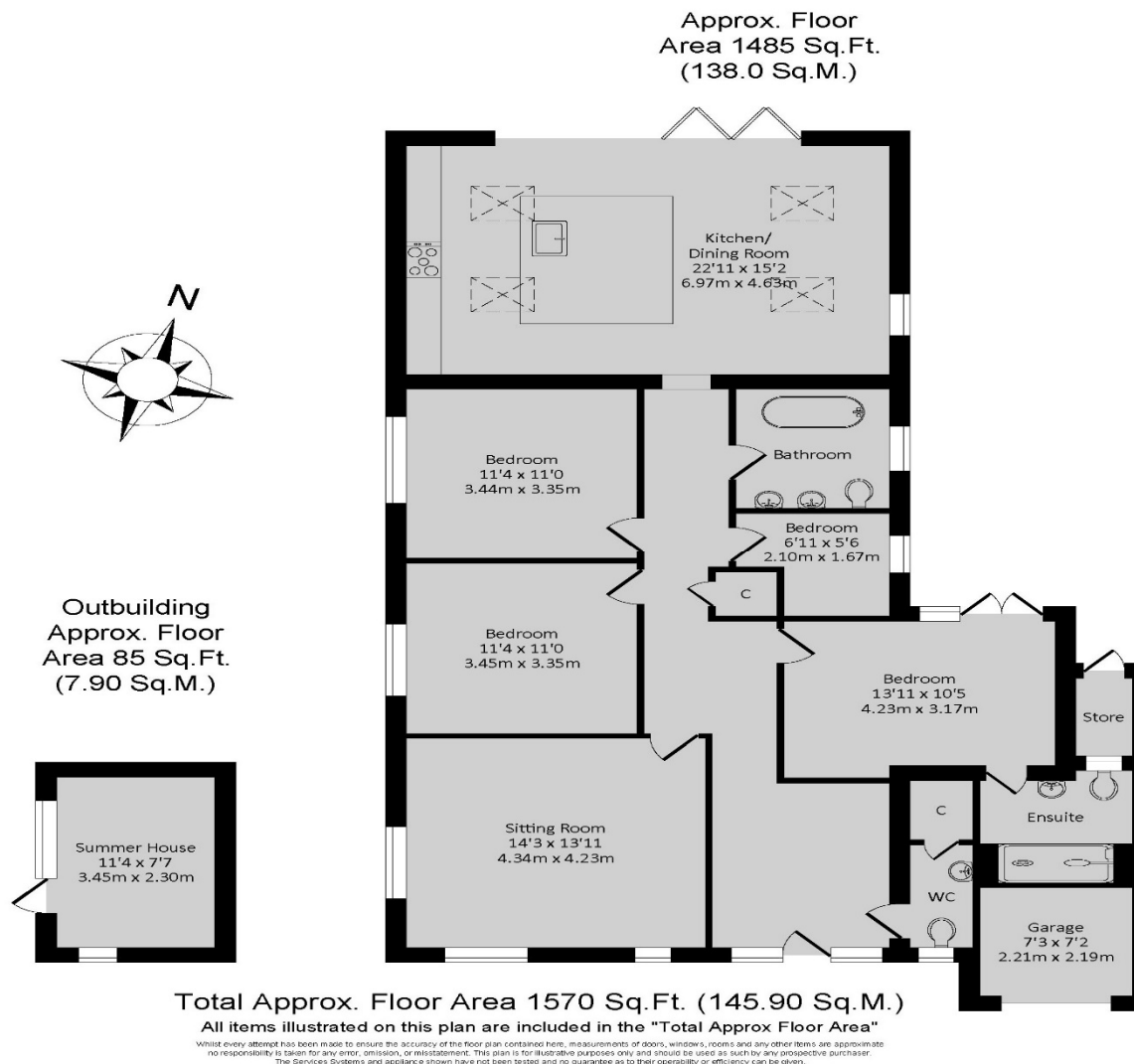
A freehold property

**Guide Price: £595,000**









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		811 Directive 2002/91/EC	

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