



8 Foscote Rise
Banbury, OX16 9XN



ROUND & JACKSON
ESTATE AGENTS





A very well presented, three-bedroom, detached family home which benefits from an elevated position and having a very pleasant outlook over a pretty parkland with far reaching views beyond. No onward chain.

The property

8 Foscoote Rise, Banbury is a very well presented, modern three-bedroom, detached family home with a detached garage and very pleasant gardens. The property has a lovely, elevated position within this popular development and has views over pretty parkland, with far reaching views beyond. The property has been well cared for by its current owners and is located close to the train station, Horton Hospital and is close to many local schools and amenities. The road recently had Swish, high-speed fibre internet installed, ideal for those working from home. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance porch, hallway, W.C, sitting room, dining room, kitchen and a conservatory. On the first floor there is a landing, three double bedrooms and a family bathroom. There is a detached double garage and a very private rear garden. The front garden is also very private, and is a pleasant place to relax. We have prepared a floor plan to show the room sizes and layout. Some of the main features include:

Entrance Porch

A good sized porch with tiled flooring and a door leading into the hallway.

Entrance Hallway

Stairs rising to the first floor and doors leading into the ground floor rooms. Useful understairs storage cupboard and there is wooden flooring throughout.

W.C

Fitted with a white suite comprising a toilet and hand-basin, with vanity storage beneath. There is a heated towel rail, tiled splash backs, tiled flooring and a window to the rear aspect.

Sitting Room

A spacious sitting room with a window to the front aspect, offering a pleasant outlook. There is a central fireplace with an inset, living flame gas fire and brick surround. Sliding door leading into the conservatory.

Conservatory

A really usable room with an insulated, composite tiled roof, electric wall heater and also electric underfloor heating. There are French doors leading into the garden and tiled flooring throughout.

Dining Room

A nice sized, formal dining room with a window to the rear aspect and a door leading into the kitchen. This room has potential to be knocked through into the kitchen to create a large, open-plan room (Building regulation approval would be needed and structural consultation regarding removal of the wall) Wooden flooring throughout.

Kitchen

Fitted with a range of cream coloured, shaker style cabinets with worktops over and tiled splash backs. There is a window to the front aspect, offering a pleasant outlook, and doors leading into the dining room and garden. The kitchen has a breakfast bar area and there is space for a fridge-freezer, cooker and tumble dryer and there is an integrated washing machine. There is an inset sink and drainer and attractive tiled flooring throughout. The Glow-worm gas fired boiler is located in a cupboard.

First Floor Landing

Doors leading to all first floor rooms with a window to the rear aspect. Loft hatch to the roof space which is partially boarded with light and ladder fitted.



Bedroom One

A very large double bedroom with dual aspect windows to the front and rear, offering a pleasant outlook. There are a large range of fitted wardrobes and drawers offering ample storage options.

Bedroom Two

A good sized double bedroom with a window to the front aspect, offering a pleasant outlook. There is a built-in storage cupboard which has shelving and houses the hot water tank.

Bedroom Three

A double bedroom with a window to the rear aspect and a built-in storage cupboard.

Family Bathroom

Fitted with a modern white suite comprising a P-Shaped bath, toilet and wash basin, with a fitted cupboards beneath, and to the side. There is a heated towel rail, floor to ceiling tiling and there is a window to the front aspect.

Detached Garage

A single garage with power and lighting and an up-and-over door leading onto the driveway. There are fitted cupboards and a useful work bench.

Outside

To the front of the property there is a central pathway leading to the front door with lawned sections, box hedged borders and there are established trees and bushes. The front garden has a pleasant outlook and there is a paved seating area which is great place to sit and relax. There is an outside tap fitted and gated access to the side. There is a good storage area and wooden shed to one side of the property and another useful area for wheelie bin storage to the other side, with access into the kitchen. The rear garden is very private with mood lighting in place for those summer evenings. There is a paved patio adjoining the house, and tap, with steps leading to a lawned garden, with many established trees, bushes and shrubs. There is a paved seating area at the top of the garden and a wooden summerhouse. To the other side of the garden there is a decked area with sheltered arbour seating.

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 the Town and many places of historical interest are within easy reach.

Directions

Directions From Banbury Cross proceed via South Bar Street and continue into the Oxford Road. Continue through two sets of traffic lights and past the Horton Hospital then turn left into Hightown Road. Continue for approximately 500 yards and turn right into Foscoote Rise having just passed the Foscoote Hospital. Take the first turning on your right where the property will be seen on your right hand side.

Services

All mains services are connected. The gas fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Tax band D.

Viewing Arrangements

By prior arrangement with Round & Jackson

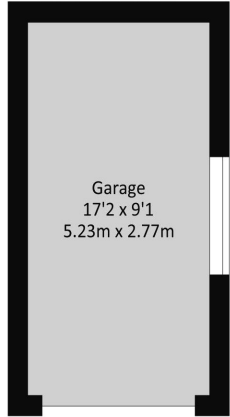
Tenure

A freehold Property

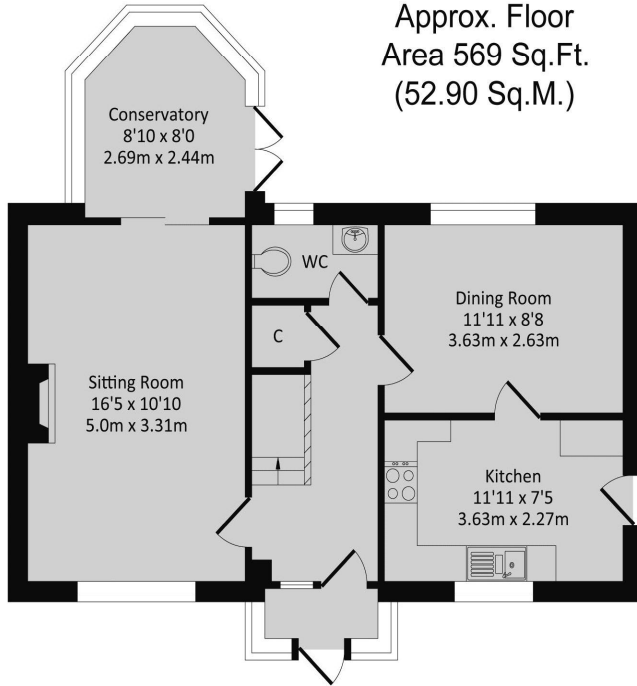
Asking Price: £425,000



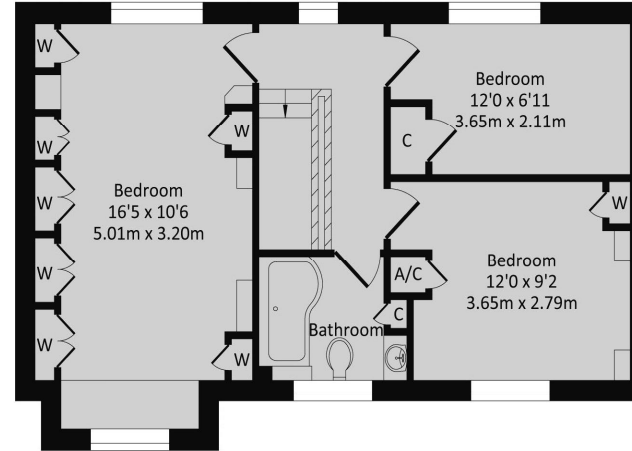
Garage
Approx. Floor
Area 156 Sq.Ft.
(14.50 Sq.M.)



Ground Floor
Approx. Floor
Area 569 Sq.Ft.
(52.90 Sq.M.)



First Floor
Approx. Floor
Area 503 Sq.Ft.
(46.70 Sq.M.)



Total Approx. Floor Area 1228 Sq.Ft. (114.10 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		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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

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