



7 Woodhall Drive
Banbury, OX16 9TY



ROUND & JACKSON
ESTATE AGENTS





A very well presented, and greatly extended, three bedroom link-detached family home with a private rear garden and located on the popular Cherwell Heights development on the south side of town.

The property

7 Woodhall Drive, Banbury is a link-detached, three bedroom family home which has been greatly extended to the rear which has created a large open-plan living space. Part of the rear extension lends itself to becoming a further bedroom or an annexe, with its access into the garden and shower room. The property has been updated throughout and benefits from having a recently replaced bathroom, a further ground floor shower room with WC and there is underfloor heating to the ground floor. Part of the former garage has been utilised to create the shower room and WC, and there is still a large amount of storage available. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance porch, sitting room, large open-plan kitchen diner, utility room, shower room with WC and a large storage area with electric door. On the first floor there is a landing, three bedrooms and a family bathroom. Outside there is a good sized rear garden and to the front there is a further lawned garden and driveway. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

Entrance Porch

A good size porch with a window to the front aspect and door leading into the sitting room.

Sitting Room

A very pleasant, bright and airy sitting room with a large window to the front aspect and bi-folding doors leading into the kitchen. There is a further glazed door leading to the stairwell where there is a useful, built-in storage cupboard. The sitting room has a log burning stove and good quality wood effect flooring throughout.

Kitchen Diner

A superb, open-plan entertaining space which forms part of a large ground floor extension which was completed in 2018. The kitchen is fitted with a range of cream and grey coloured cabinets with worktops over and has electric underfloor heating fitted. There is a useful breakfast bar area and there are a range of integrated appliances including a double oven, four ring induction hob, extractor hood, dishwasher and a large floor to ceiling fridge and freezer. There is an inset sink with drainer and there are a large amount of cupboards available. The kitchen is open-plan leading into the dining area which forms part of the extension. There is ample space for a table and chairs and four panel, bi-folding doors leading into the garden with a further three velux roof windows making the whole area very bright and airy.

The whole kitchen and dining area has underfloor heating fitted and there is good quality, wood effect flooring throughout. The kitchen has a door leading into the utility room which then links through to a further area which could be used as an office or as a bedroom with some minor adjustments and building regulation approval. This area also has a window and door leading into the rear garden.

Utility Room

A good size utility room with wet underfloor heating and space for a washing machine and tumble dryer. There is a cupboard and worktop, with an inset sink, and tiled flooring throughout. From here there are doors leading into the garage/storage room, shower room and kitchen.

Shower Room

Fitted with a large shower cubicle, toilet and hand-basin with vanity storage beneath. There are attractive tiled splash backs, tiled flooring and there is wet, underfloor heating fitted. The shower room is fitted with good quality Roca products.

Garage/Storage Room

This was originally the garage but some space was utilised to create the shower room. There is power and lighting, and an electric garage door leading onto the driveway. There is ample storage and an internal door leading into the utility area.



First Floor Landing

Doors leading to all the first floor rooms and there is a large window to the side aspect. There is a built-in cupboard which houses the Worcester gas fire boiler which is around 18 months old. There is a loft hatch to the roof space which is boarded with a ladder fitted.

Bedroom One

A large main bedroom with dual aspect windows to the front and side. Fitted wardrobes and plenty of space for furniture.

Bedroom Two

A good size double bedroom with a window to the rear aspect and space for furniture.

Bedroom Three

A single bedroom with a window to the front aspect.

Family Bathroom

Re-fitted around a year ago with a modern white suite comprising a panelled bath (with shower over) a toilet and a wash basin, with vanity storage beneath. There is attractive floor to ceiling tiling, wood effect flooring and there is a heated towel rail fitted. The bathroom has dual aspect windows to the side and rear.



Outside

To the rear of the property there is a good size, private garden with gated access to the side of the property and also at the foot of the garden, leading into Badger Way. There is a large, porcelain tiled patio adjoining the house with sleeper edging leading onto a lawned garden. There are established trees and bushes, a wooden shed and there is an outside tap fitted. To the front of the property there is a lawned garden with established shrubs, and there is driveway parking.

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.

Directions

From Banbury Cross proceed along South Bar and into the Oxford Road. Continue past the Hospital and Sainsbury's supermarket then bear left before the flyover bridge and then left again at the roundabout onto Bankside. Take the second left turn into Chatsworth Drive, then second left again into Woodhall Drive. The property will be found on your left hand side, shortly after the turning for Badger Way.

Services

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

Local Authority

Cherwell District Council. Tax band D.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson

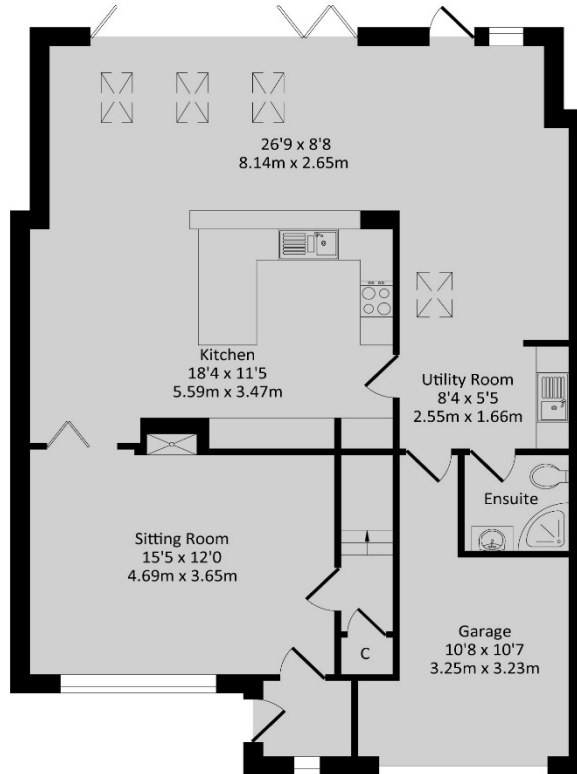
Tenure

A freehold property

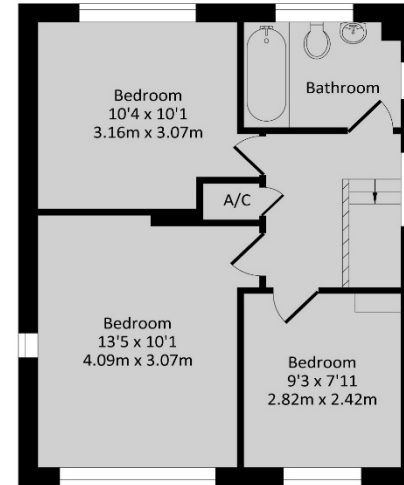
Guide price: **£415,000**



Ground Floor
Approx. Floor
Area 962 Sq.Ft.
(89.40 Sq.M.)



First Floor
Approx. Floor
Area 435 Sq.Ft.
(40.40 Sq.M.)



Total Approx. Floor Area 1397 Sq.Ft. (129.80 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 | | |
| 69-80 | C | | |
| 55-68 | D | 56 D | 65 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

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 the 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.



ROUND & JACKSON
ESTATE AGENTS