



3 Homestead Road
Banbury, OX16 9TW



ROUND & JACKSON
ESTATE AGENTS





An extended, and very well presented, four-bedroom detached family home with a double garage and a private rear garden. Located on the popular Cherwell Heights development on the south side of town.

The property

3 Homestead Road, Banbury is an extended, four-bedroom, detached family home with a double garage, large driveway and a private rear garden. The property is located on the popular Cherwell Heights development and is close to local schooling and amenities. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance porch, hallway, cloakroom with W.C, kitchen, dining room, sitting room, study and a large conservatory. On the first floor there is a landing, four good sized bedrooms, with a modern en-suite to the main bedroom, and there is a family bathroom. Outside to the rear there is a very private lawned garden with gated access to the side. To the front of the property there is a lawned garden, and a large driveway. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Porch

A large entrance porch with a window to the side and glazed, double doors leading into the hallway. Laminate flooring throughout.

Entrance Hallway

Stairs rising to the first floor with doors leading to the ground floor rooms.

Cloakroom W.C

Fitted with a white suite comprising a toilet and wash basin, with vanity storage cupboard beneath. There is vinyl flooring throughout and a window to the side aspect. Space, and plumbing, for a washing machine.

Sitting Room

A large sitting room with doors leading to the hallway, study and dining room. There is a sliding door leading into the conservatory, and an inset gas fire, with wooden surround. Plenty of space for furniture.

Study

Forming part of an extension from around 20 years ago. A really useful addition, currently being used as a study. This room could be a playroom or further bedroom, if required. There is a window to the rear aspect and two velux roof windows making it a very bright and airy room.

Kitchen

Fitted with a range of oak coloured, shaker style cabinets with worktops over tiled splash backs. There is an inset sink, with drainer and a window to the front aspect and door leading into the garden. There are further doors leading into the hallway and dining room. The kitchen has a breakfast bar area, vinyl flooring and there are a range of integrated appliances including; an electric oven, four ring electric hob, extractor hood, fridge freezer and a dishwasher.

Dining Room

A spacious dining room with a sliding door leading into the conservatory. There is plenty of space for a large table and chairs and other furniture. Doors leading into the sitting room and kitchen.

Conservatory

A very large conservatory spanning the width of the house. Power and lighting fitted and a sliding door leading into the garden.

First Floor Landing

Doors to all the first floor rooms, loft hatch giving access to the roof space and there is a large built-in storage cupboard which houses the hot water tank, with shelving.



Bedroom One

A large double bedroom with a window to the front aspect and a door leading into the en-suite. Fitted wardrobes and drawers. The en-suite is fitted with a modern white suite comprising, a large shower cubicle, toilet and a wash basin. There is attractive tiling to the walls and splash back areas, a heated towel rail and there is wood effect flooring throughout. Window to the front aspect.

Bedroom Two

A large double bedroom with a window to the front aspect and plenty of space for furniture.

Bedroom Three

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

Bedroom Four

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

Family Bathroom

Fitted with a white suite comprising a P-shaped bath, toilet and wash basin, with vanity cupboard beneath. There are white tiled splash backs, a heated towel rail and vinyl flooring is fitted throughout. There are two windows to the rear aspect.

Outside

To the rear of the property there is a private, well kept, lawned garden with many established trees, bushes and shrubs. There is a shed at the foot of the garden and a paved patio adjoining the house. There is gated side access to the front of the property. To the front there is a lawned garden with more established bushes and shrubs and there is an outside tap fitted. There is a paved pathway across the front and a driveway for at least three vehicles.

Double Garage

A good size double garage with power and lighting fitted. There is an up-and-over door leading onto the driveway and a pedestrian door to the rear, leading to a small courtyard.

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 in a southerly direction via South Bar and continue into the Oxford Road. Continue for approximately one mile and then bear left just before the Bodicote flyover where signposted for Bodicote. At the roundabout take the first exit onto Bankside and then take the first left turn for Chatsworth Drive. Turn left into Elton Road and then take the second left into Homestead Road. Number 3 will be found immediately on your left-hand side.

Services

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

Local Authority

Cherwell District Council. Tax band E.

Tenure

A freehold property.

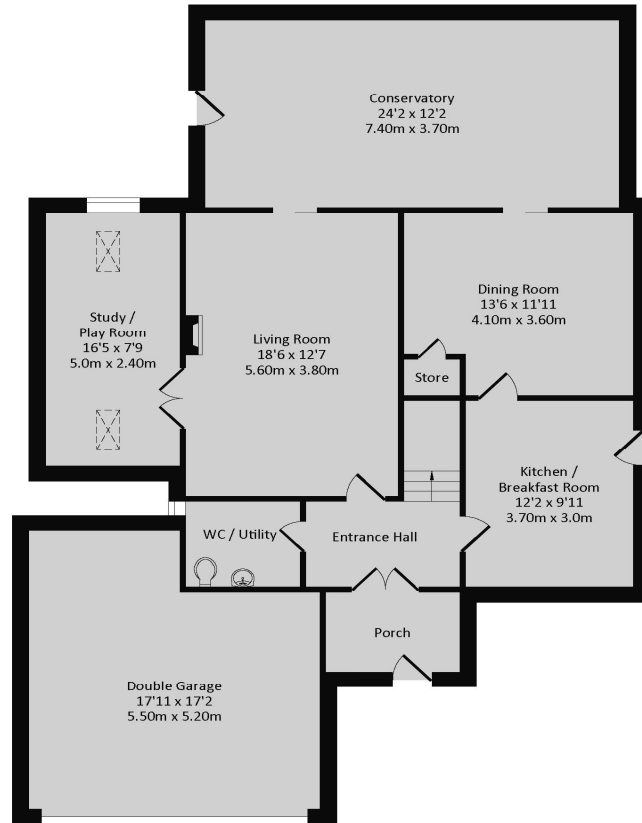
Viewing Arrangements

By Prior arrangement with Round & Jackson.

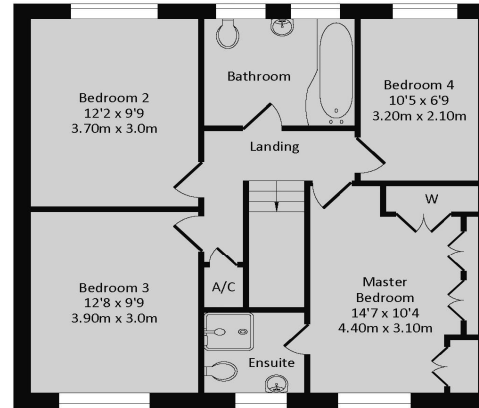
Asking Price: £550,000



Ground Floor
Approx. Floor
Area 1304 Sq.Ft.
(121.10 Sq.M.)



First Floor
Approx. Floor
Area 622 Sq.Ft.
(57.80 Sq.M.)



Total Approx. Floor Area 1926 Sq.Ft. (178.90 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 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	62 D	78 C
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.

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