



Brantwood Rise  
Banbury



ROUND & JACKSON  
ESTATE AGENTS





# 10 Brantwood Rise

Banbury, Oxon, OX16 9NH

£355,000

An extended and immaculately presented three bedroom, semi-detached family home with a garden office/utility room and off road car parking located within this sought after residential neighbourhood.

## The Property

10 Brantwood Rise, Banbury is an immaculately presented and extended semi-detached house which is pleasantly located within this sought after area and close to a wide range of amenities and schooling. The accommodation is well laid out and arranged over two floors. On the ground floor there is an entrance hallway, shower room, dining room, modern kitchen and a large sitting room. On the first floor there are two double bedrooms and a single bedroom. Outside to the rear there is a low maintenance garden which is mainly laid to patio with split level artificial grassed areas. Within the garden there is the garden office/utility room which was converted from the previous garage. At the front of the property there is a driveway which provides parking for several vehicles.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

## Entrance Hallway

Stairs rising to the first floor and doors to shower room, dining room with tiled flooring.

## Shower Room

Fitted with a modern suite comprising W.C., vanity unit and corner shower cubicle, heated towel rail, airing cupboard which houses the hot water cylinder with a window to the rear aspect.

## Sitting Room

A large reception room with a window to the front aspect, understairs storage cupboard and central wood burner.

## Dining Room

A spacious area with room for dining furniture, open to the kitchen and sitting room with laminate hardwood flooring and two useful storage cupboards.

## Kitchen

Fitted with a range of modern, shaker style eye level units with base units and drawers with work surfaces over, a range cooker with extractor hood over tiled splash backs, one and half sink with draining board and tiled flooring. There is space and plumbing for a dishwasher and American style fridge/freezer. There is a window to the rear, a Velux style window and door leading to the garden.

## First Floor Landing

Doors to all first floor accommodation, hatch to loft space and a window to the front aspect.

## Master Bedroom

A large double bedroom with a window to the rear aspect.

## Bedroom Two

A double bedroom with a window to the front aspect.

## Bedroom Three

A single bedroom with a window to the rear aspect.



### Outside

To the front of the property there a large paved and gravelled driveway providing parking for several vehicles. To the rear there is a low maintenance split level garden with a patio seating area adjoining the house, an artificial lawned area and a large patio seating area to the back of the garden.

### Garden Office/Utility Room

Having been converted from a garage to a large home office which is ideal for those looking to work from home with a window to the front aspect and double French doors onto the garden. There is also a utility room with space and plumbing for a washing machine and tumble dryer, work surface over, base cabinets and a window to the rear aspect.

### Directions

From Banbury Cross proceed south via South Bar Street then turn right into the Bloxham Road. Take the second right hand turn Queensway then take your third left turn into Brantwood Rise. Continue along Brantwood Rise where the property can be found towards after a short distance on the left hand side.

### 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 (51 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.

### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band C.

### Viewing Arrangements.

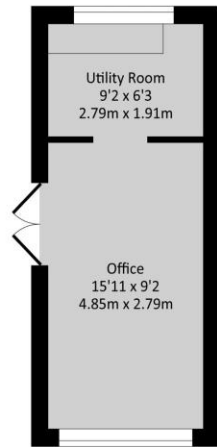
By prior arrangement with Round & Jackson.

### Tenure.

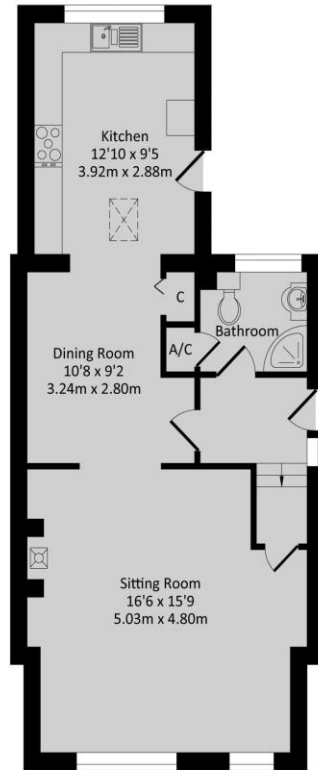
A freehold property.



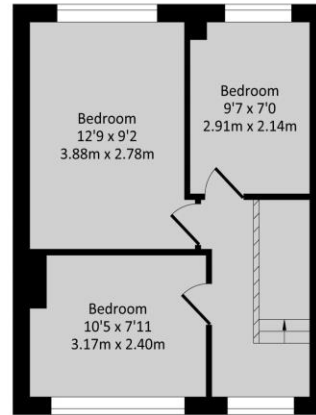
Outbuilding  
Approx. Floor  
Area 206 Sq.Ft.  
(19.10 Sq.M.)



Ground Floor  
Approx. Floor  
Area 561 Sq.Ft.  
(52.10 Sq.M.)



First Floor  
Approx. Floor  
Area 343 Sq.Ft.  
(31.90 Sq.M.)



Total Approx. Floor Area 1110 Sq.Ft. (103.10 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		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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