



35 Coppice Close  
Banbury, Oxon, OX16 9SP



ROUND & JACKSON  
ESTATE AGENTS





**A greatly extended and beautifully presented four bedroom detached family house pleasantly located fronting a large communal green and close to a wide range of amenities.**

#### The property

35 Coppice Close, Banbury is a superb detached family house which is pleasantly located within the Cherwell Heights development and close to a wide range of amenities. Originally a three bedroom house, the property has been greatly extended to the rear to create a substantial family house with well planned and spacious accommodation arranged over two floors. On the ground floor there is an entrance porch, a large sitting room, a dining/family room and a large open plan kitchen/dining room which is beautifully fitted. On the first floor there is a very large master bedroom with fitted wardrobes and an en-suite shower room and there are three further double bedrooms and a modern family bathroom. To the front of the property there is a small enclosed garden with access to the side and to the rear there is an enclosed garden which is laid to lawn with a paved patio adjoining the house. There is a single garage and driveway to the rear which is accessed via High Acres. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Entrance Porch

Main entrance door to the side, storage cupboard and door to the sitting room.

#### Sitting Room

A spacious reception room with windows to the front and side, stairs to the first floor and ample space for a range of lounge furniture.

#### Dining/Family Room

Located to the rear with double doors onto the garden. This room could be used for formal dining or could make for an ideal family room or home office.

#### Kitchen/Dining Room

An exceptional open plan room with double doors to the garden, ample space for dining and lounge furniture and high quality, modern kitchen cabinetry. Wall mounted cabinets and base units and drawers, fitted worksurfaces with matching splashbacks, one and a half bowl sink and drainer and space for a range cooker with extraction hood over. Integrated appliances include a washing machine, dishwasher, tumble dryer and microwave. Other features include corner carousel storage, retractable bin storage and space for an American style fridge-freezer.

#### First Floor Landing

A central landing with doors to all first floor accommodation.

#### Master Bedroom

A very spacious master bedroom suite with windows to the rear, fitted wardrobes and a modern en-suite shower room. Hatch to loft space.

#### Bedroom Two

A double room with a window to the front and a built in wardrobe.

#### Bedroom Three

A double room with a window to the front and a built in wardrobe.

#### Bedroom Four

A double room with a window to the side.

#### Outside

To the front of the property there is a small enclosed garden with access to the side and to the rear there is an enclosed garden which is laid to lawn with a paved patio adjoining the house. There is a single garage and driveway to the rear which is accessed via High Acres.



### 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 take the High Street and continue into George Street then turn right at the traffic lights near Matalan. Turn left at the next set of traffic lights into Swan Close Road then take the second left into Bankside. Take the third right hand turn into Coppice Close and then follow the road around to the left, then take the next right turn and park where available. The property will be seen in front of you.



### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band D.

### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson

### Tenure

A freehold Property.

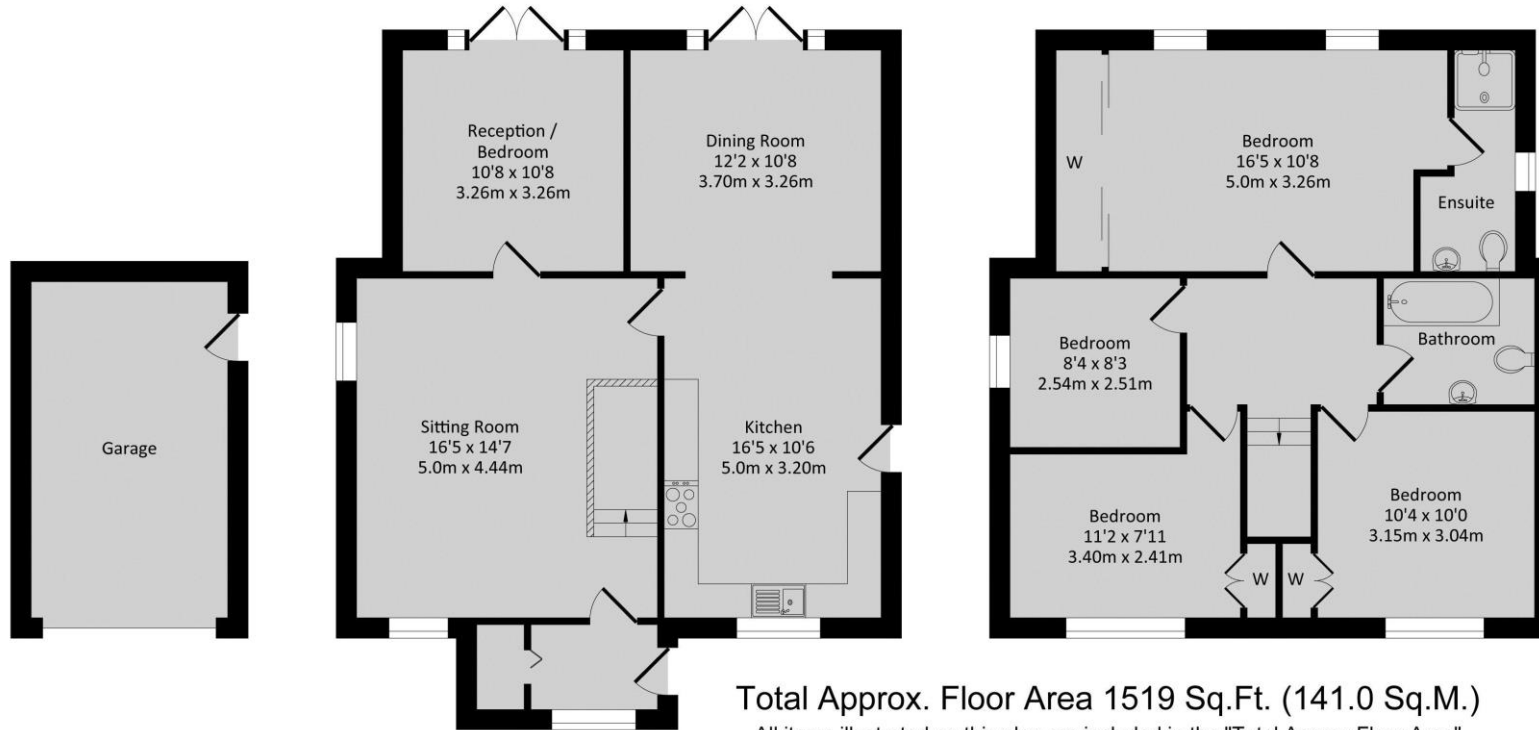
**Asking Price £449,950**



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

Ground Floor  
Approx. Floor  
Area 704 Sq.Ft.  
(65.4 Sq.M.)

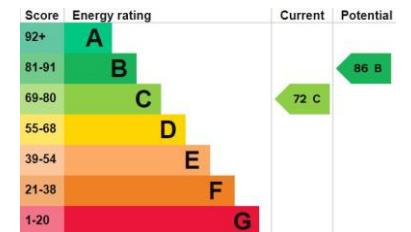
First Floor  
Approx. Floor  
Area 659 Sq.Ft.  
(61.2 Sq.M.)



**Total Approx. Floor Area 1519 Sq.Ft. (141.0 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.



**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](http://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 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