



Jasmine House, 17 Ashmead Road  
Banbury



ROUND & JACKSON  
ESTATE AGENTS



# Jasmine House, 17 Ashmead Road

Banbury, OX16 1AA

£535,000

Recently updated throughout and greatly improved to a high standard. An impressive and imposing six bedroom detached family home with spacious accommodation over three floors, a garage and studio, a large driveway and a walled garden located on the northern side of town and close to a wide range of amenities.

## The Property

Jasmine House occupies a corner position within the popular Hanwell Fields development towards the northern outskirts of the town and is close to primary and secondary schooling and a wide range of amenities. The property has recently been renovated with improvements including a brand new high quality kitchen, re-fitted modern bathrooms, new flooring, an updated studio room, new carpets and flooring, landscaping to the garden and redecoration throughout. The accommodation is particularly spacious and features two lovely reception rooms, a kitchen/breakfast room and cloakroom on the ground floor whilst the six bedrooms and three bathrooms are arranged across the two upper floors. One of the two single garages has been converted to a studio making it ideal for those who work from home. There is also a double driveway and a pleasant walled rear garden with a large patio

## Entrance Hallway

A spacious hallway with wood effect flooring, stairs rising to first floor and doors to all ground floor accommodation.

## Kitchen/Breakfast Room

A superb kitchen having recently been refitted to a high standard with modern shaker style eye level cabinets and base units and drawers with work surfaces over and an inset sink and draining board. There is a freestanding range cooker with extraction hood above, an integrated fridge/freezer and dishwasher and space for a washing machine. Additional work surface with fitted shelving beneath, wood effect flooring, door to the rear garden.

## Dining Room

Wood effect flooring, window to the front, radiator, double part glazed doors opening to the sitting room.

## Sitting Room

A pleasant, light and spacious dual aspect room with a window to the side and French doors opening to the rear garden. Adams style fire surround with a coal effect fire within. Door to entrance hall.

## Cloakroom

Wood effect vinyl flooring, wash hand basin and W.C. Ceramic wall tiling. Radiator. Window to rear.

## First Floor Landing

Airing cupboard housing hot water cylinder. Stairs to second floor. Window to front.

## Bedroom Two

A large double bedroom with built in double wardrobes, two windows to the front and a refitted en-suite shower room.

## Bedroom Four

A double room with built in wardrobes and a window to the rear.

## Bedroom Five

A double room with a built in double wardrobe. Window to rear.

## Bedroom Six

A single room with a window to rear.

### Family Bathroom

A superb and spacious family bathroom. Recently updated and extended with a modern white suite comprising a freestanding oval bath, a wash hand basin with vanity unit, WC and shower cubicle. Attractive tiling to walls and floor.

### Second Floor Landing

Built in storage cupboard. Doors to;

### Master Bedroom

A superb and spacious master bedroom suite with a well planned dressing area with extensive built in wardrobes and a superb en-suite which has recently been refitted to a high standard.

### Bedroom Three

A spacious and light double bedroom with windows to front and rear. Hatch to loft. Radiator.

### Directions

From Banbury Cross proceed in a northerly direction along Horsefair and North Bar Street. At the traffic light controlled cross roads, turn left on the Warwick Road, B4100. Follow this road towards the outskirts of the town and at the fifth roundabout turn right onto Dukes Meadow Drive. Take the first right onto Usher Drive and the third right onto Ashmead Road. The property is on the left hand side and can be recognised by our "For Sale" board.

### 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.

### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band E.

### Viewing arrangements

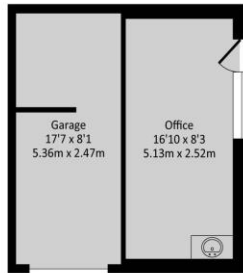
Strictly by prior arrangement with Round & Jackson.

### Tenure

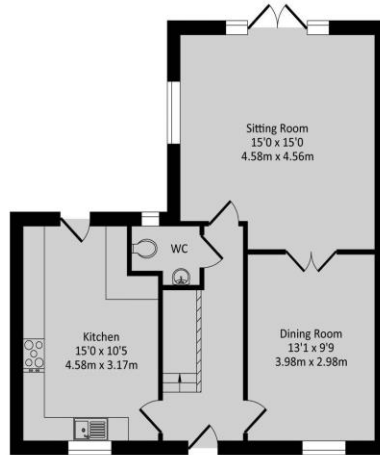
A freehold property.



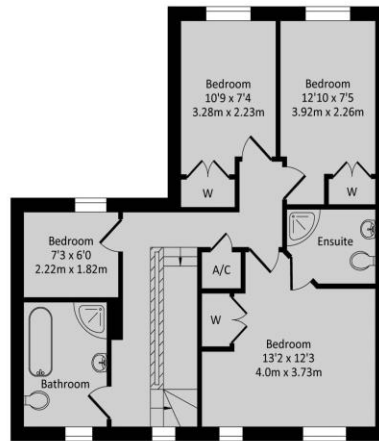
Garage  
Approx. Floor  
Area 287 Sq.Ft.  
(26.70 Sq.M.)



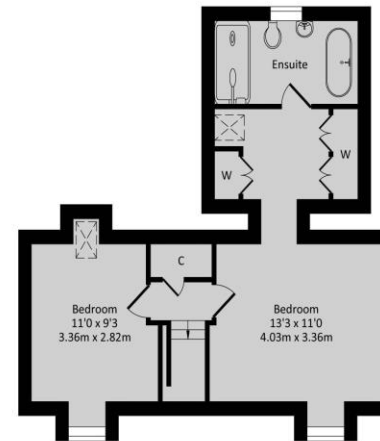
Ground Floor  
Approx. Floor  
Area 606 Sq.Ft.  
(56.30 Sq.M.)



First Floor  
Approx. Floor  
Area 606 Sq.Ft.  
(56.30 Sq.M.)



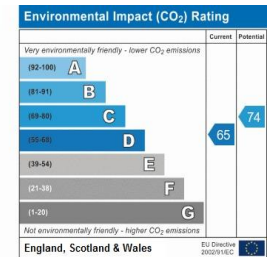
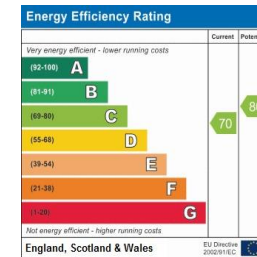
Second Floor  
Approx. Floor  
Area 459 Sq.Ft.  
(42.60 Sq.M.)



Total Approx. Floor Area 1958 Sq.Ft. (181.90 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.



The Office, Oxford Road, Banbury, Oxon, OX16 9XA  
T: 01295 279953 E: office@roundandjackson.co.uk  
www.roundandjackson.co.uk



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