



22 The Magnolias, Banbury  
Oxon, OX16 1XF



ROUND & JACKSON  
ESTATE AGENTS





A beautifully presented and greatly improved two bedroom house with driveway parking and a beautifully landscaped private garden. The property is located towards the end of a popular development and close to a wide range of amenities.

#### The property

22 The Magnolias, Banbury is an exceptional modern two bedroom home which is pleasantly located towards the end of a no through road within this highly regarded development. The property is beautifully presented throughout and has been greatly improved within recent years. The entrance hallway has a staircase to the first floor and gives access to the sitting room. The kitchen breakfast room is located to the rear and is beautifully fitted with modern units and solid wood work surfaces. A conservatory has been added to the rear and is an ideal space for dining and relaxing. On the first floor there are two double bedrooms and a superb family bathroom which has recently been re-fitted. The property is set back from the road and has a gravelled driveway which provides parking for up to three vehicles. A particular feature to the property is the large rear garden which is very private and has been beautifully designed and landscaped in a Mediterranean style. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Hallway

Main entrance door to the front, stairs to the first floor and a door to the sitting room.

#### Sitting Room

Wood effect flooring, useful store cupboard, two windows to the front and a door to the kitchen.

#### Kitchen/Breakfast Room

Beautifully designed and fitted with a range of modern high gloss cabinets and drawers with wooden work surfaces over and an inset sink and draining board, an induction hob with extractor over, integrated oven, washing machine, fridge and freezer. There is also a fitted breakfast bar and fixed wall shelving. Large opening to the conservatory.

#### Conservatory

Added within recent years, an additional room ideal for dining and relaxing. Double doors to the rear garden.

#### First Floor Landing

Hatch to loft space and doors to all first floor accommodation.

#### Bedroom One

A double room with two windows to the front and a built in cupboard which houses the gas fired boiler.

#### Bedroom Two

A double room with a window to the rear.

#### Bathroom

Recently re-fitted with a modern suite comprising a curved bath with a shower over, a wash hand basin and a low level WC. Attractive tiling and a window to the rear.

#### Outside

To the front of the property there is a gravelled driveway which provides parking for three vehicles and there is a gate to the side. To the rear there is a large and private garden which had been beautifully landscaped in a Mediterranean style. There is a large gravelled seating area adjoining the house which has an attractive planting scheme is ideal for relaxing and entertaining. A stream runs through the centre of the garden with a wooden bridge giving access to a further large seating area at the rear with well stocked borders.



### Situation

Banbury is a thriving, market town located just north of Oxford amidst beautiful rolling countryside. The town is steeped in history and is now a modern centre with a full range of shops, supermarkets, a cinema, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east. Banbury railway station is within walking distance and provides regular trains to all parts of the country with London and Birmingham a comfortable commute (London Marylebone from 57 minutes and Birmingham New Street from 44 minutes). Birmingham Airport is about 40 miles distant and Heathrow and Luton Airports are also within easy reach. The local area provides a range of primary, secondary and boarding schools; the well regarded Harriers Academy and St Marys schools are located nearby. Local leisure retreats include Soho Farm House (11 miles), Tadmerton Golf Club (5.6 miles) and Oxford Westgate (25 miles).

### Directions

From Banbury town centre proceed along the Warwick Road and continue out of town for approximately one and a quarter miles. Having passed the Barley Mow Public House, turn right, taking the second exit at the next roundabout onto Highlands. Continue along this road until the sharp right turn and continue straight ahead before the ecumenical church. Continue along this road as it turns into The Magnolias where the property will be found on your left.

### Services

All mains services connected.

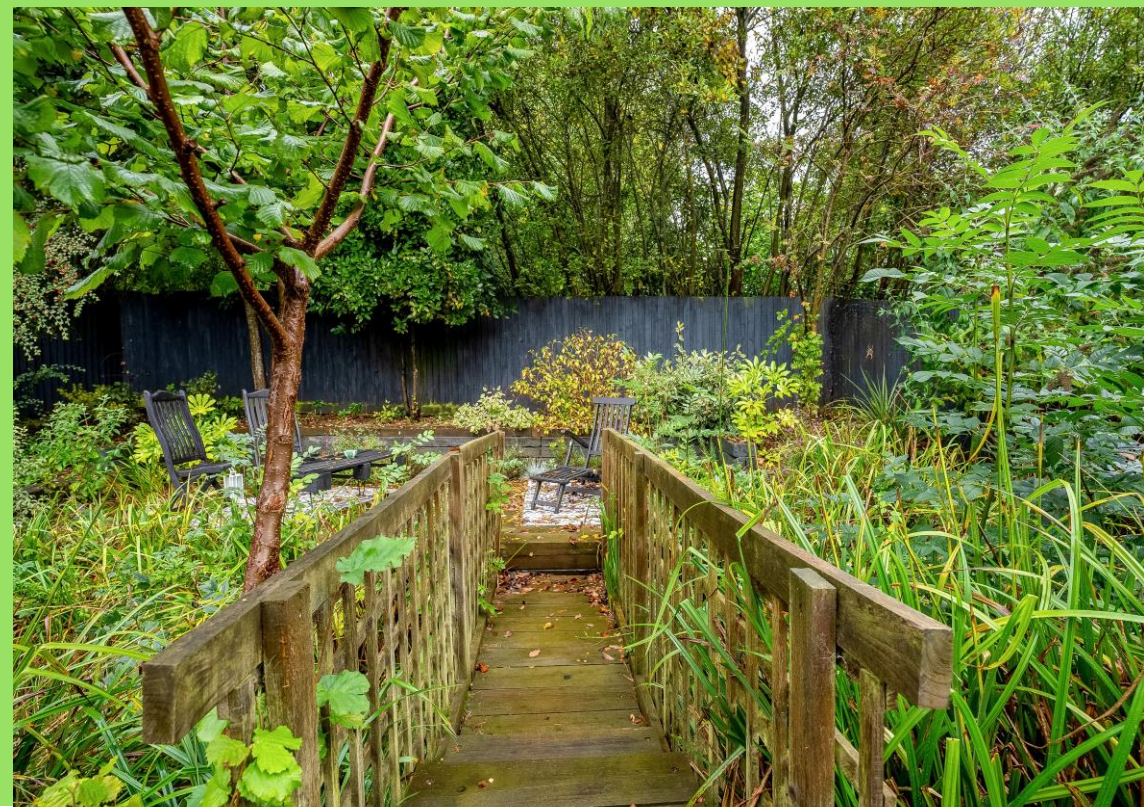
### Local Authority

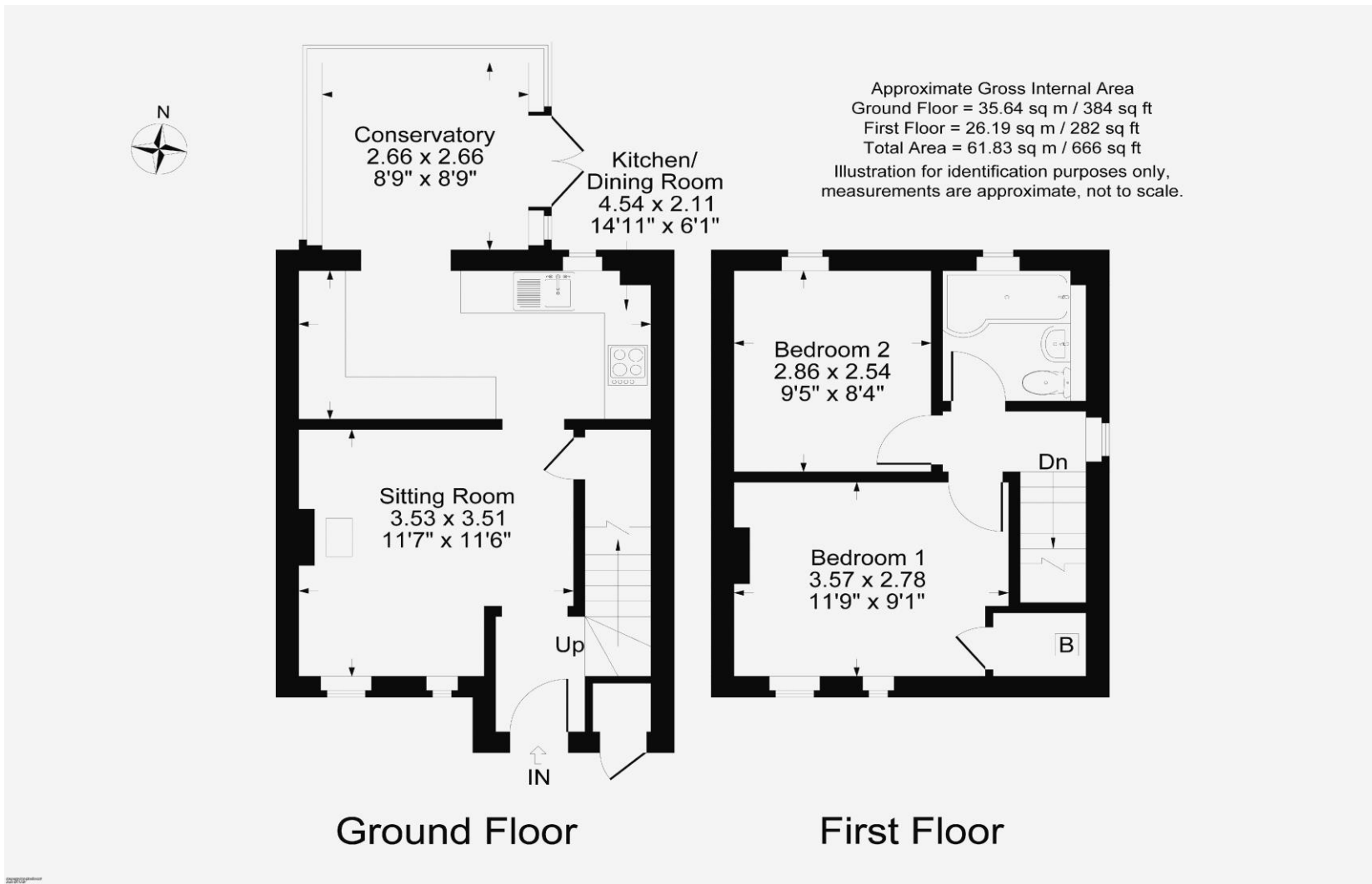
Cherwell District Council. Tax band B.

### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson Tenure A freehold property.

**Asking Price £285,000**





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