



46 Oxford Road
Banbury, Oxon, OX16 9AN



ROUND & JACKSON
ESTATE AGENTS





A unique and beautifully presented ,detached family home with large gardens, a double garage with roof terrace and a large driveway/forecourt which provides parking for many vehicles. The property is located in a private and tucked away position on a highly sought after road close to the town centre, train station and hospital.

The property

46 Oxford Road, Banbury is a unique detached family home which is located in a tucked away position on this highly regarded and sought after road and close to the town centre, train station and hospital. The property is approached via a private driveway and has a large forecourt/parking area as well as two separate driveways and a double garage. There is spacious and beautifully presented accommodation which is arranged over two floors. On the ground floor there is large hallway, a cloakroom, a fitted modern kitchen/breakfast room and two open and adjoining reception rooms. On the first floor there is a master bedroom with en-suite shower room and access to a balcony and roof terrace, three further good sized bedrooms and a large family bathroom. To the rear there is a large, landscaped garden with a paved patio adjoining the house and steps give access to a lovely decked roof terrace which is an ideal area for relaxing and entertaining. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A spacious hall with stairs to the first floor, wood flooring, a useful cupboard and doors to all ground floor accommodation.

Cloakroom

WC and wash hand basin.

Kitchen/Breakfast Room

A spacious and beautifully fitted room with wood flooring and a door and double doors to the garden. The kitchen is fitted with modern, shaker style eye level cabinets and base units and drawers with work surfaces over. There is an inset sink and draining board, space for a range cooker with extractor over, space for a dishwasher and washing machine and an integrated fridge and freezer. Within the dining area there is built in bench seating and ample space for a table.

Sitting Room

A spacious dual aspect room with double doors to the garden, wood flooring, a large opening to the dining room and a wood burning stove.

Dining Room

Ample space for a range of furniture, a large feature window to the rear and a double doorway leading to the sitting room.

First Floor Landing

A hatch to the loft space and doors to all first floor accommodation.

Master Bedroom

A double room with a built in cupboard, an en suite shower room and a window to the rear. There is a door which gives access to the balcony and a large roof terrace.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Family Bathroom

A large family bathroom with travertine tiling to the floor and walls, a pannelled bath with mixer taps and shower attachment, a separate shower cubicle, WC and wash hand basin. Heated towel rail.



Outside

The property is approached via a private driveway and has a large forecourt area which provides parking for several vehicles. There is also a driveway to both sides of the house and a double garage. To the rear of the property there is a large garden which is beautifully landscaped and is predominantly laid to lawn with established trees, well stocked flower and plant borders and a paved seating area adjoining the house. There is also a lower level area which runs the width of the garden and is ideal for housing sheds and additional storage. To the rear of the garage there is a staircase that gives access to a large decked roof terrace which is a great space for outdoor entertaining and dining and has a pleasant outlook over the Oxford Road.

Garage

A double garage with an up and over door to the front, a personal door to the garden and power and light connected.

Viewing Arrangements

By prior arrangement with Round & Jackson.

Local Authority

Cherwell District Council. Tax band F.



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.

Directions

From Banbury Cross proceed in a southerly direction along South Bar Street and continue straight ahead at the traffic light controlled junction on the A4260 Oxford Road. Continue for approximately 200 meters and turn right, just before the traffic lights where signed "Army Reserve Centre". Bear right behind the Easington House Hotel and continue to the end of the road where the property will be found.

Services

All mains services connected. The boiler is located in the kitchen.

Asking Price - £590,000





Total Approx. Floor Area 1696 Sq.Ft. (157.50 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		75 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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