



St Anne's House, Dashwood Road
Banbury, OX16 5HF



ROUND & JACKSON
ESTATE AGENTS





A handsome Victorian town house located in a sought after position within the town centre and close to a wide range of amenities. The property has been operating as a house of multiple occupancy for many years and could convert back in to a superb family house.

The property

St Annes House, Dashwood Terrace is a beautiful Victorian town house which is located within a highly regarded position on Dashwood Road within the town centre. The property has some lovely period features, spacious accommodation which is arranged over three floors and a large basement. The main house has five en-suite studio rooms, a large kitchen/dining room, a utility room, a cloakroom as well as the large basement. There is a further en-suite studio room which is accessed via the rear courtyard garden and there is a lawned triangular shaped garden to the front. The property is in need of modernisation and could convert back into a fantastic family home. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Hallway

A spacious hall with stairs to the first floor and access to the basement.

Kitchen/Dining Room

A spacious room with fitted eye level cabinets and base units and drawers with work surfaces over. Inset sink and drainer, space for a cooker and fridge-freezer. Space for a table and chairs.

Utility Room

Space for a washing machine and tumble dryer. Door to cloakroom.

Cloakroom

Wash hand basin and WC.

Ground Floor Studio Room

A large room with a bay window to the front and an en-suite shower room.

Basement

A large basement with a bay to the front. There is potential to convert this into further accommodation or could be used as a useful storage space.

First Floor

A large landing with stairs to the second floor and doors to two double en-suite bedrooms.

Second Floor

A large landing with a hatch to the loft space and doors to two double en-suite bedrooms.

Outside

To the rear of the property there is courtyard garden with gated access to the street. At the front of the property there is a lawned triangular shaped garden.

Separate Studio Room

A self contained en-suite studio room with access to the rear courtyard,



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 proceed in a southerly direction on South Bar Street and take the third left hand turn for St Johns Road (passing the entrance for Dashwood Road as it is a no entry junction), follow the road to the end and turn left on to Newland Road and left again for Dashwood Road. St Annes house will be found toward the end of the street on the right hand side.

Services

Services All mains services connected.



Local Authority

Cherwell District Council. Tax band D.

Tenure

A freehold property.

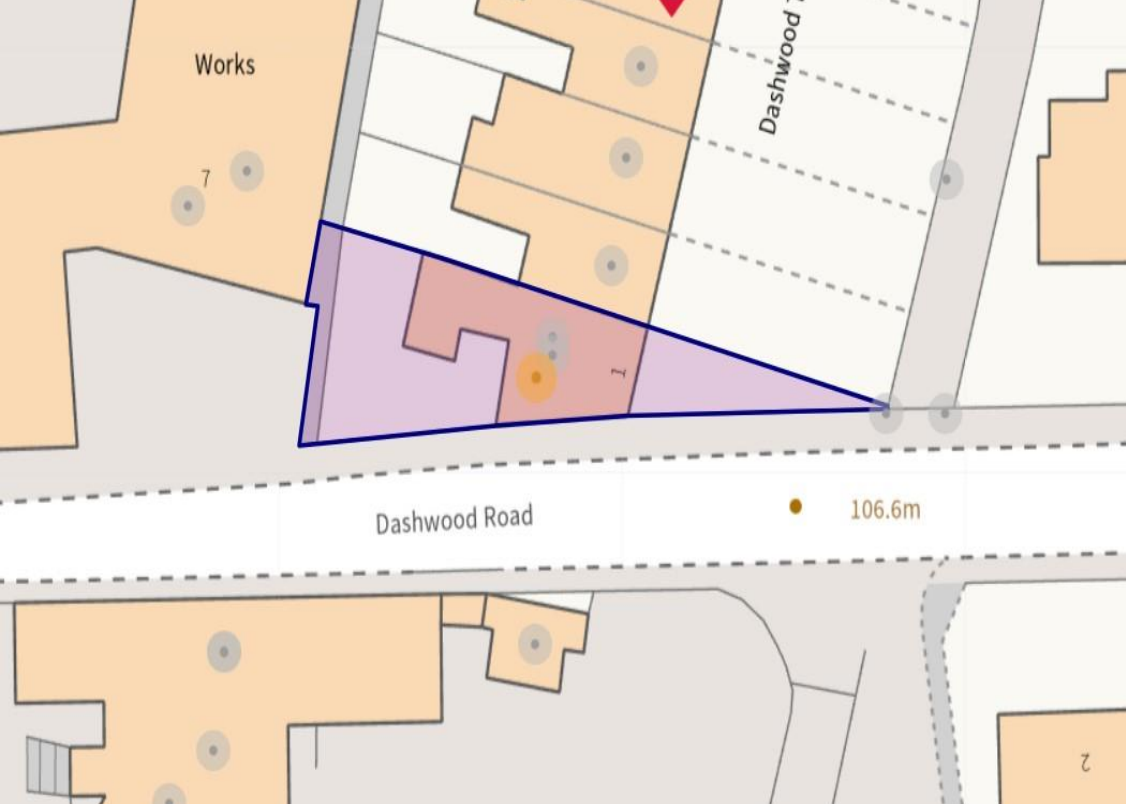
Viewing Arrangements

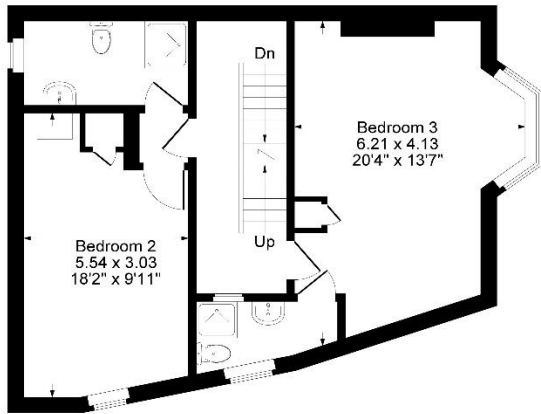
By Prior arrangement with Round & Jackson.

Agents Note

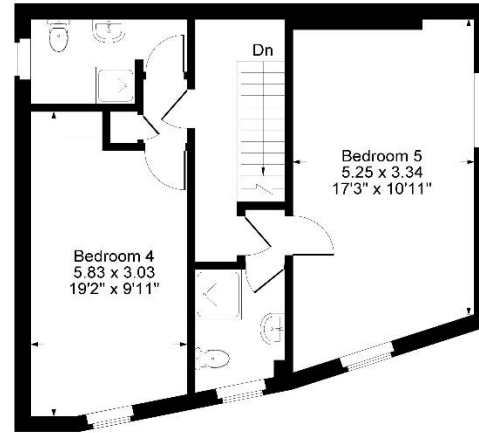
The front garden is not enclosed. Please see the plan within the photographs to understand the size and shape.

Asking Price £375,000

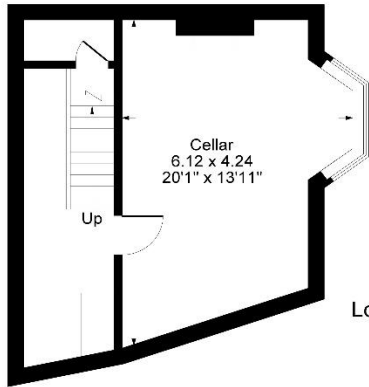




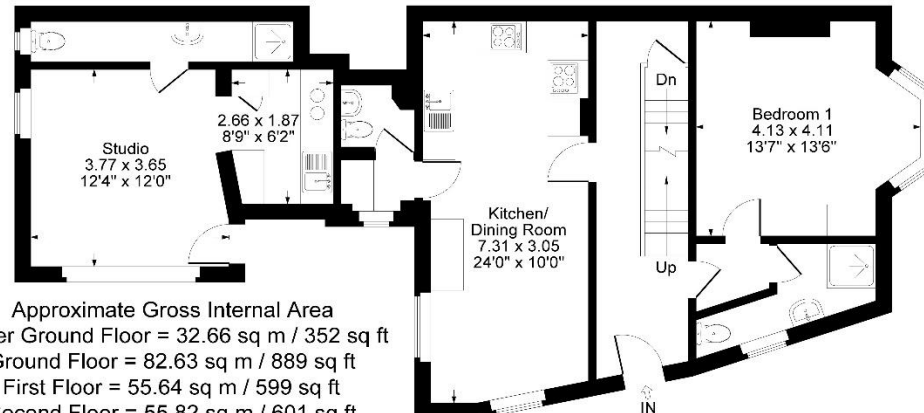
First Floor



Second Floor



Lower Ground Floor



Ground Floor

Approximate Gross Internal Area
 Lower Ground Floor = 32.66 sq m / 352 sq ft
 Ground Floor = 82.63 sq m / 889 sq ft
 First Floor = 55.64 sq m / 599 sq ft
 Second Floor = 55.82 sq m / 601 sq ft
 Total Area = 226.75 sq m / 2441 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	40 E	
21-38	F		
1-20	G		

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