



25 Arbury Close  
Banbury, Oxon, OX16 9TE



ROUND & JACKSON  
ESTATE AGENTS





A superb three bedroom family home which is beautifully presented and spacious which benefits from a study, off road car parking, single garage and conservatory. The property is pleasantly located on the south side of town within a sought-after cul-de-sac location.

#### The Property

25 Arbury Close, Banbury is a beautifully presented three bedroom family home which is pleasantly located on the south side of town within a highly sought after cul-de-sac close to many amenities, green spaces and schools. The property has been extended by previous owners to create a fantastic kitchen/diner and conservatory and has accommodation arranged over three floors. On the ground floor there is an entrance porch and hallway, sitting room, a modern kitchen/breakfast room and conservatory. On the first floor there is a central landing two double bedrooms, a study and family bathroom. On the second floor the loft has been converted to create a fourth bedroom with an adjoining W.C. Outside of the property there is a driveway to the front, an integral garage and to the rear there is a pleasant and enclosed garden.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Entrance Hallway

Accessed via a small entrance porch, with door leading to the sitting room, stairs rising to the first floor and wooden flooring.

#### Sitting Room

A bright and spacious reception room with a bay window to the front aspect and double doors leading to the kitchen/dining room.

#### Kitchen/Family Room/Dining Room

A superb and spacious open plan room which would be ideal for entertaining. The kitchen is fitted with a range of modern, white eye level cabinets with base units and drawers with work surfaces over, a central breakfast bar/island and tiled flooring throughout. There is an integrated double oven, dishwasher, washing machine, tumble dryer and fridge/freezer, an inset sink and draining board and a four-ring electric hob and extractor hood above. Within the kitchen area there is electric underfloor heating, dual aspect windows to the rear and side, a door to the integral garage and door to a large understairs storage cupboard. Within the dining/family area there is ample space for a range of furniture and there is a sliding door which leads to the conservatory.

#### Conservatory

A useful additional room with tiled flooring, underfloor electric heating and double doors leading onto the rear garden.

#### First Floor Landing

Doors to all first floor accommodation, airing cupboard which houses the hot water cylinder, window to the side aspect and stairs rising to the second floor.

#### Bedroom One

A spacious double bedroom with built in wardrobes and a window to the front aspect.

#### Bedroom Two

A double bedroom with a window to the rear aspect.

#### Study

A useful additional room which could be used as study, playroom or dressing room with a window to the front aspect.

#### Family Bathroom

Fitted with a white suite comprising a p shaped panelled bath with shower over, W.C., wash hand basin and heated towel rail. There are tiled splashbacks and a window to the rear aspect.



### Bedroom Three

A loft conversion which was made from previous owners to create a double bedroom with two Velux style windows to the rear aspect, eaves storage and door to which leads to the ensuite that has a W.C. and wash hand basin, with another Velux style window and further eaves storage.

### Garage

A single garage with an up and over door to the front, personal door to the rear which leads to the kitchen and which has power and light connected.

### Outside

To the front of the property there is a block paved driveway which provides off road parking and gives access to the single garage and a small garden area which is laid to lawn and has established shrubs. There is gated side passage which leads to the rear. The rear garden has a large patio seating area adjoining the house, a large lawned area with a paved suntrap to the foot of the garden and a raised flower bed with a pond.

### 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 towards Oxford on the A4260. Continue past the Horton Hospital on the left and then Sainsburys supermarket also on the left. Take the left hand slip road signed for Cherwell Heights and Bodicote. Take the first exit at the round about and then immediately left for Chatsworth Drive. Take the first right turn for Arbury Close and continue to the end of the road where the property will be seen in front of you.

### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band C.

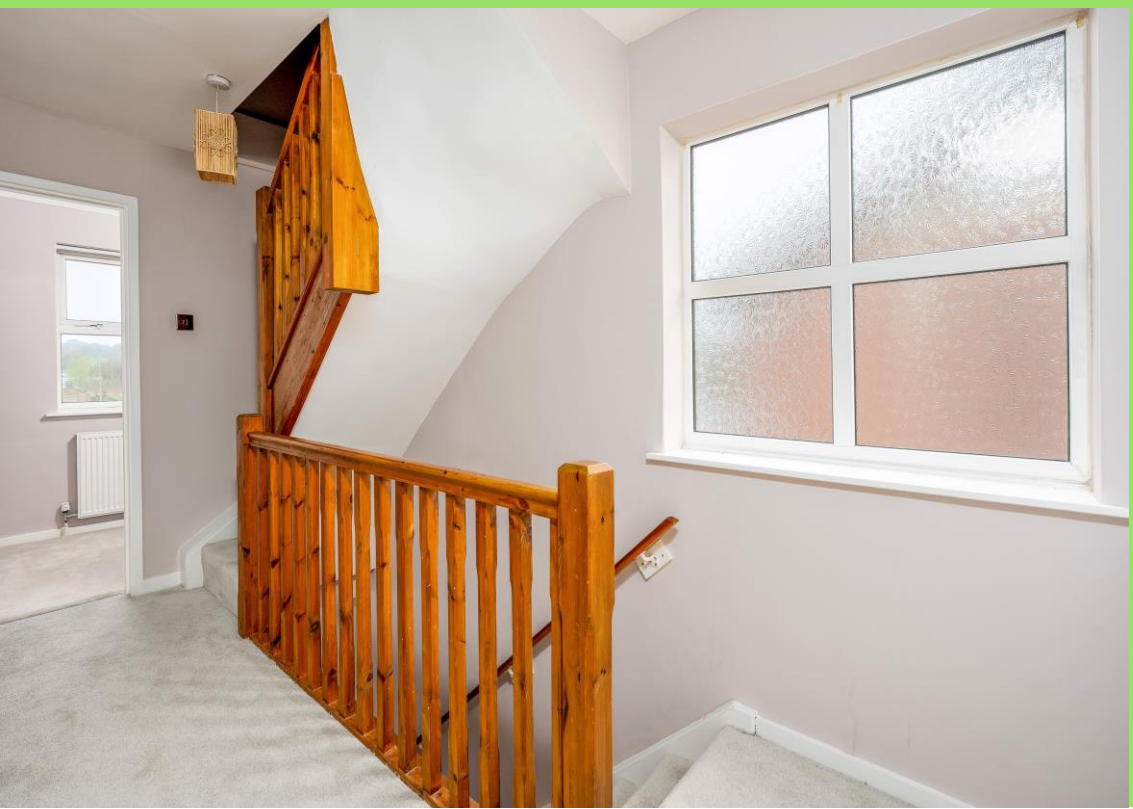
### Tenure

A freehold property.

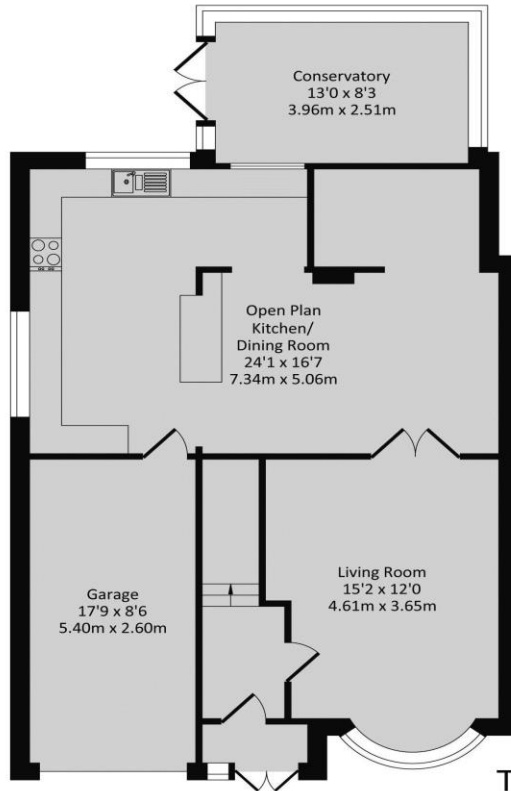
### Viewing Arrangements

By Prior arrangement with Round & Jackson.

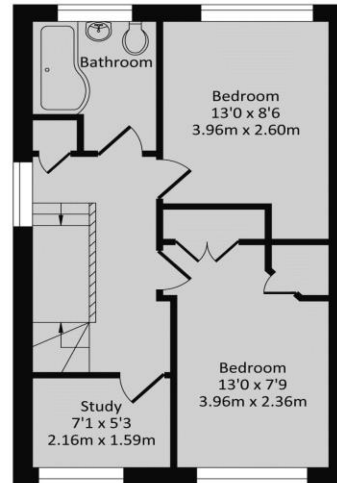
**Asking Price: £400,000**



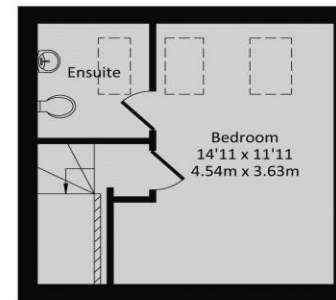
Ground Floor  
Approx. Floor  
Area 917 Sq.Ft.  
(85.10 Sq.M.)



First Floor  
Approx. Floor  
Area 394 Sq.Ft.  
(36.60 Sq.M.)



Second Floor  
Approx. Floor  
Area 226 Sq.Ft.  
(21.0 Sq.M.)



Total Approx. Floor Area 1537 Sq.Ft. (142.70 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.



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