



13 Hardwick Hill  
Banbury, Oxon, OX16 2DA



ROUND & JACKSON  
ESTATE AGENTS









A superb, four-bedroom family home with spacious accommodation over three floors, off road car parking and single garage which is located on a well-regarded development on the northern side of town.

#### The Property

13 Hardwick Hill, Banbury is a spacious four-bedroom, semi-detached family home located on the northern side of town. The property was constructed by Bellway Homes in 2016 and offers well laid out accommodation which is arranged over three floors. On the ground floor there is an entrance hallway, a cloakroom/W.C., kitchen/dining room, a sitting room and a conservatory with doors opening to the rear garden. The first floor comprises three bedrooms and a family bathroom and the second floor provides a fantastic, large master bedroom with an ensuite shower room. Outside of the property to the front of the property there is a lawned garden area with established hedges and pathway leading to the front door. There is a tandem driveway providing off road car parking for several vehicles to the side of the house in front of the single garage. The main area of garden is located to the rear and is enclosed and private with a large lawned area and a patio seating area. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

#### Entrance Hallway

A spacious hallway with stairs rising to the first floor, under stairs cupboard, Amtico flooring and doors leading into all ground floor rooms.

#### Cloakroom/W.C.

Fitted with white suite comprising toilet and wash basin with a window to the side aspect.

#### Kitchen/Breakfast Room

Fitted with a range of white eye level cabinets, base units and drawers with work surfaces over, attractive tiled splash backs and a stainless steel one and a half bowl sink with draining board. There is an integrated fridge/freezer, double oven with a four-ring gas hob above and extractor hood over, space and plumbing for a slim line dishwasher and washing machine. The room benefits from ample space for dining furniture and a sash window to the front aspect.

#### Sitting Room

With a continuation of the Amtico flooring, a very pleasant reception room with French doors leading into the conservatory.



#### Conservatory

Added on by the current owners in 2019, a useful additional reception space which is currently being used as a dining room. There are windows to both sides and sliding doors leading to the rear garden.

#### First Floor Landing

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

#### Bedroom Two

A good-sized double bedroom with fitted wardrobes and a window to the rear aspect.

#### Bedroom Three

A good-sized double bedroom with a window to the front aspect.

#### Bedroom Four

A single room with window to the rear aspect.

#### Family Bathroom

Fitted with a white suite comprising panelled bath with a mixer shower over, toilet and wash basin. Attractive tiled splash backs and a sash window to the front aspect.



#### Second Floor Landing

Door to the master bedroom and a useful storage cupboard which houses the gas fired boiler.

#### Master Bedroom

A particular feature of this property, a spacious master bedroom with a built-in wardrobe, dormer window to the front, hatch to loft space, door to;

#### En-suite

Fitted with a white suite comprising large shower cubicle, toilet and wash basin. Modern tiled splash backs and velux style window to the rear aspect.

#### Garage

A single garage with up-and-over door with power and lighting.

#### Outside

To the front there is a garden which is predominantly laid to lawn with shrub borders and a paved pathway to the front door. There is a tandem driveway to the side providing parking for several vehicles leading to the single garage and side access to the rear. To the rear there is a private and enclosed rear garden which has a small patio area adjoining the house with stairs rising to a patio seating area and large lawned area and a recessed area behind the garage.



#### 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 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 and secondary schools with the local Cherry Fields Primary (Ofsted rated Outstanding) located a short walk away. Local leisure retreats include Soho Farm House (11 miles), Tadmorton Golf Club (5.6 miles) and Oxford Westgate (25 miles).

#### Directions

From Banbury Cross proceed northwards via Horsefair and North Bar. At the traffic lights continue ahead into the Southam Road and travel over the Tesco roundabout heading out of the town. Continue over the next roundabout and take your first right into the Cherry Fields development. The property will be found after a short distance on your left-hand side.

#### Services

All mains' services connected.

#### Local Authority

Cherwell District Council. Tax band D.

#### Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

#### Agents Notes

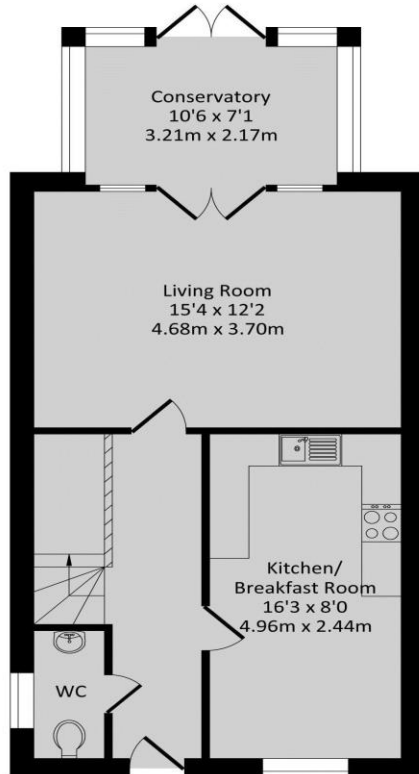
There is a monthly service charge of £9.62.

**Asking Price £379,950**

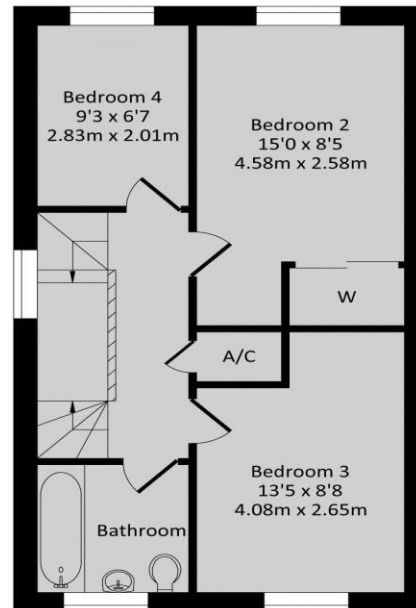




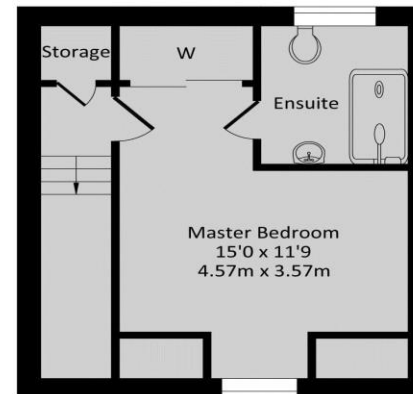
Ground Floor  
Approx. Floor  
Area 520 Sq.Ft.  
(48.30 Sq.M.)



First Floor  
Approx. Floor  
Area 435 Sq.Ft.  
(40.40 Sq.M.)



Second Floor  
Approx. Floor  
Area 273 Sq.Ft.  
(25.40 Sq.M.)



**Total Approx. Floor Area 1228 Sq.Ft. (114.10 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.



**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: [office@roundandjackson.co.uk](mailto:office@roundandjackson.co.uk)

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: [office@roundandjackson.co.uk](mailto:office@roundandjackson.co.uk)

[www.roundandjackson.co.uk](http://www.roundandjackson.co.uk)

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit the for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.



**ROUND & JACKSON**  
ESTATE AGENTS