



1 Broughton Road

Banbury, Oxfordshire, OX16 9QB



ROUND & JACKSON  
ESTATE AGENTS









An exceptional Victorian house with spacious and extensive accommodation and a great wealth of period features located in a prime position within the town. The property currently operates as a guest house with seven letting rooms and one private double bedroom, a large garage/workshop and a landscaped garden.

#### The property

This exceptional Victorian home currently operates as a family run bed & breakfast business located within easy walking distance of the town centre and is offered for sale as a going concern. The property could equally be suitable for those looking for a large family home in a desirable and convenient location. The current owners have gone to great lengths to restore the property to an incredibly high standard, reinstating many of the character features which include high ceilings, ornate fireplaces, cornicing, picture rails, sash windows, stone mullion front bay windows and a beautiful original staircase. On the ground floor there is a large and welcoming entrance hallway, two adjoining reception rooms, a guest bedroom with en-suite, a bespoke fitted kitchen, a fitted utility room, a shower room and a large study/garden room. There is a staircase from the kitchen which gives access to private bedroom and there is a door from the hallway which leads to a large basement. On the first floor there is a large landing, four en-suite bedrooms, two further bedrooms and a beautifully fitted family bathroom. There is a large driveway to the front and a beautiful landscaped garden to the rear. The accommodation and main features are as follows:

#### Hallway

A large entrance hallway with doors to the front and rear, high corniced ceilings and a beautiful original staircase.

#### Dining and Sitting Room

Two large adjoining reception rooms with concealed sliding doors, high corniced ceilings, picture rails and central fireplaces. The dining room has a window to the front and the sitting room has double doors to the garden veranda.

#### Kitchen/Breakfast Room

A bespoke fitted kitchen with solid oak wall cabinets and base units and drawers with granite work surfaces over, a drainer and twin inset sinks. Freestanding range cooker with extractor over, integrated dishwasher, fridge-freezer. Door and staircase to private bedroom, door to lobby.

#### Ground Floor Bedroom Suite

A superb and spacious bedroom suite with a bay window to the front, a walk in wardrobe and an en-suite bathroom.

#### Utility Room

Fully fitted with shaker style cabinets and wooden work surfaces with a Butlers sink. Space for a washing machine and tumble dryer. Wall mounted boiler.

#### Shower Room

Shower cubicle, wash hand basin and low level WC. Tiled and panelled walls, window to side.

#### Study/Garden Room

A large study or possible garden room. An ideal space for those working from home or a lovely room to relax and unwind with double doors overlooking the garden.

#### Basement

A large basement, ideal for storage or as a workshop. Window to front.

#### Landing

A central landing with a large sash window to the rear, a hatch and ladder to the boarded loft space and door giving access to a fire escape.

#### Bedrooms

There are four en-suite double bedrooms, two single rooms and a large family bathroom. All of the bathrooms are beautifully fitted and there are fitted wardrobes in most bedrooms. There is a private double bedroom which is accessed via the second staircase from the kitchen.



### Outside

To the front of the property there is large driveway which provides off road parking for multiple vehicles and has well stocked flower and plant borders. There is a garage/workshop to the side with gated access to a private paved side garden. The main area of garden is located to the rear which is beautifully landscaped and very private. There is a paved patio and an attractive raised veranda adjoining the house, a large lawned area with well stocked flower and plant borders and a variety of established trees and shrubs.

### Garage/Workshop

Double doors to the front, personal door to the side, power and light connected.

### 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 and many places of historical interest are within easy reach.



### Directions

From Banbury Cross proceed in a westerly direction via West Bar Street. Continue until the turn for Beargarden Road where the road meets Broughton Road. The property will be seen immediately on your left.

### Services

All mains services connected.

### Local Authority

Cherwell District Council.

### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

### Tenure

A freehold property

**Asking Price - £890,000**







Garage  
17'6" x 14'0"  
5.34m x 4.26m



**Ground Floor**  
**Approx. Floor**  
**Area 1554 Sq.Ft.**  
**(144.40 Sq.M.)**

**Office**  
 11'5" x 8'2"  
 3.47m x 2.48m

**Shower Room**

**Utility**  
 10'6" x 8'2"  
 3.20m x 2.50m

**Kitchen**  
 14'0" x 12'7"  
 4.27m x 3.83m

**Sitting Room**  
 15'6" x 13'11"  
 4.72m x 4.24m

**Dining Room**  
 15'5" x 14'10"  
 4.69m x 4.53m

**Bedroom**  
 18'1" x 14'4"  
 5.52m x 4.37m

**Bathroom**

**Store**

**First Floor**  
**Approx. Floor Area 1475 Sq.Ft. (137.0 Sq.M.)**

The floor plan shows a large house with the following rooms and dimensions:

- Bedroom:** 11'8" x 8'2" (3.56m x 2.49m) - Top left corner.
- Bathroom:** Located below the top-left bedroom, containing a bathtub, toilet, and sink.
- Ensuite:** Located between the top-left bedroom and the central hallway.
- Bedroom:** 10'1" x 8'11" (3.08m x 2.73m) - Center of the plan.
- Ensuite:** Located to the right of the central bedroom.
- Bedroom:** 14'2" x 11'11" (4.31m x 3.63m) - Top right corner.
- Ensuite:** Located between the top-right bedroom and the central hallway.
- Bedroom:** 10'11" x 8'2" (3.33m x 2.50m) - Bottom left corner.
- Ensuite:** Located between the bottom-left bedroom and the central hallway.
- Bedroom:** 14'11" x 14'4" (4.55m x 4.38m) - Bottom center.
- Ensuite:** Located between the bottom-center bedroom and the central hallway.
- Bedroom:** 10'11" x 7'10" (3.32m x 2.40m) - Bottom right.
- Ensuite:** Located between the bottom-right bedroom and the central hallway.
- Bedroom:** 14'11" x 13'6" (4.55m x 4.12m) - Far bottom right corner.
- Ensuite:** Located between the bottom-right bedroom and the far-right bedroom.

Additional features include a central hallway, multiple closets, and a set of stairs on the left side of the plan.

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 and 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		78 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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