



25 Beechfield Crescent  
Banbury, OX16 9AR



ROUND & JACKSON  
ESTATE AGENTS









A well presented three-bedroom, detached family home with a large driveway and a good size garden. Located on the popular Easington Development on the south side of town.

#### The property

25 Beechfield Crescent, Banbury is a modern, three-bedroom detached family home with a large amount of off-road parking and a good size rear garden. The property is located on a quiet road within the popular Easington Development, on the south side of town, and is close to local schooling and amenities. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, W.C, open plan sitting room/kitchen/diner and a garage with utility area which is currently being used as a gym. On the first floor there is a landing, three-bedrooms and a bathroom. Outside to the rear there is a good size lawned garden, paved patio and there is a really useful wooden cabin which is currently being used as a treatment room. To the front there is a large tarmac driveway. The floor plan will follow shortly.

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#### Entrance Hallway

Doors leading into the sitting room and W.C. Large built-in cupboard, ideal for coats and shoes. Wood effect flooring.

#### W.C

Fitted with a white suite comprising a toilet and wash basin with vanity storage beneath and there is a window to the front aspect.

#### Sitting Room

The sitting room is spacious and open-plan to the rest of the ground floor. The quality wood effect flooring continues and there are stairs rising to the first floor along with an understairs cupboard. There are two windows to the front aspect and there is a glazed door leading into the garden. There is a central fireplace with an inset log burning stove fitted.

#### Kitchen/Diner

Recently re-fitted with a range of quality cabinets and incorporating a smart breakfast bar area. There is an integrated fridge-freezer, a dishwasher and a combi electric oven, four ring gas hob and extractor hood. There is an inset sink and drainer and tiled splash backs. The kitchen area is open-plan into the dining and sitting room and has good quality, wood effect flooring throughout and there is a window to the rear aspect. Just off of the kitchen there is space for a dining table and chairs and a window to the side aspect.

#### Former Garage/Gym/Utility

A really useful area currently used as a gym and utility area. There are doors to the front and rear aspects and space and plumbing for a washing machine and tumble dryer. Further door leading into the kitchen, The garage door is still in place and would be easy to use as a working garage again.

#### First Floor Landing

Window to the rear aspect from the stairs, doors to all first floor rooms.

#### Main Bedroom

A nice size double bedroom with a built-in wardrobe and further space for a dressing area. Window to the front aspect.



### Bedroom Two

A good size bedroom with a window to the front aspect and a built-in wardrobe.

### Bedroom Three

A single bedroom with a built-in wardrobe and a window to the rear aspect.

### Family Bathroom

Fitted with a modern white suite comprising a panelled bath, toilet and a wash basin with vanity storage beneath. There are attractive tiled splash backs, tiled flooring and there is a heated towel rail, and a window to the front aspect.

### Outside

To the front of the property there is a large tarmac driveway providing parking for several vehicles. To the rear of the property there is a good sized, private lawned garden with a large paved patio adjoining the house. There is a wooden outbuilding which is split in two, one part is currently being used as a treatment room and the other part as a shed.

### 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, secondary and mixed boarding schools. 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 south via South Bar Street and continue into the Oxford Road. Having passed Sainsbury's supermarket take the next right hand turn into Grange Road. Take the first turning on the right which is Beechfield Crescent and the property will be found immediately on your right.

### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band D.

### Viewing

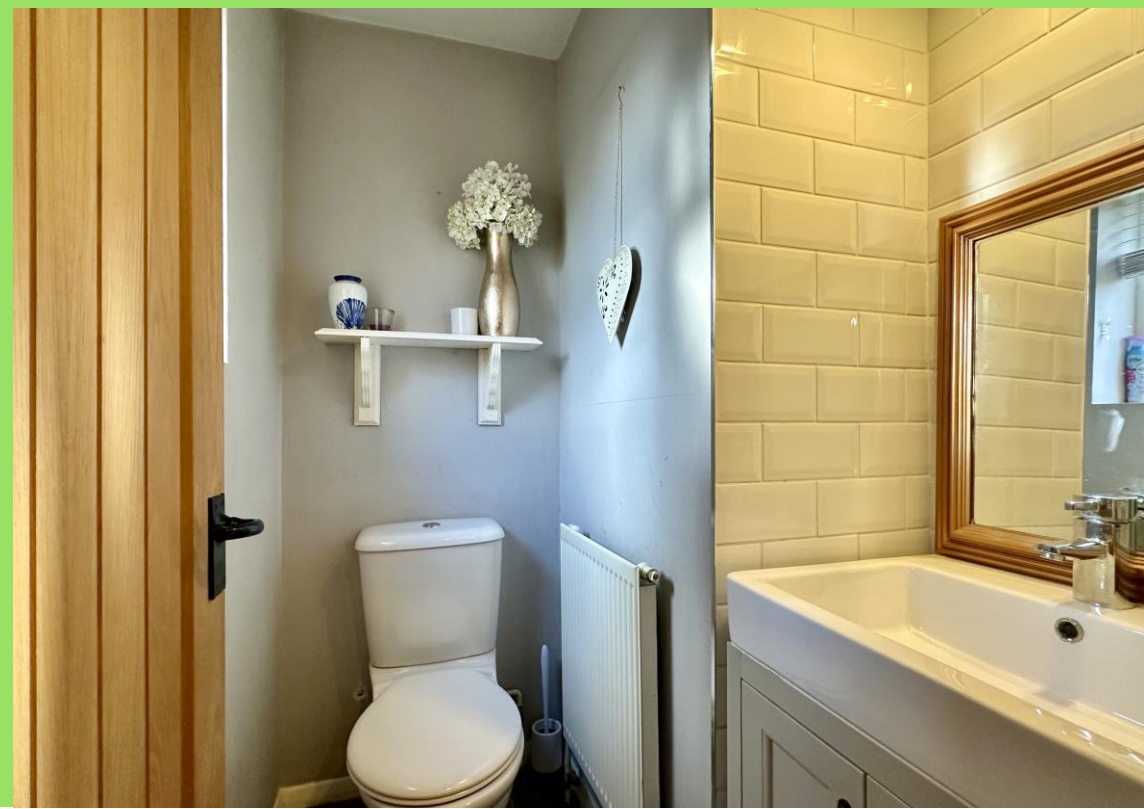
Strictly by prior arrangement with Round & Jackson.

### Tenure

A freehold property.

**Guide Price: £365,000**

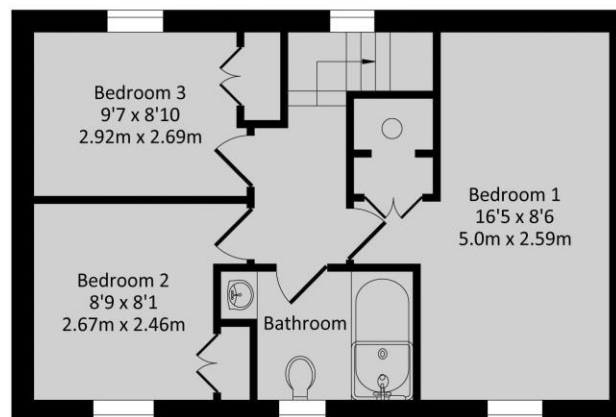
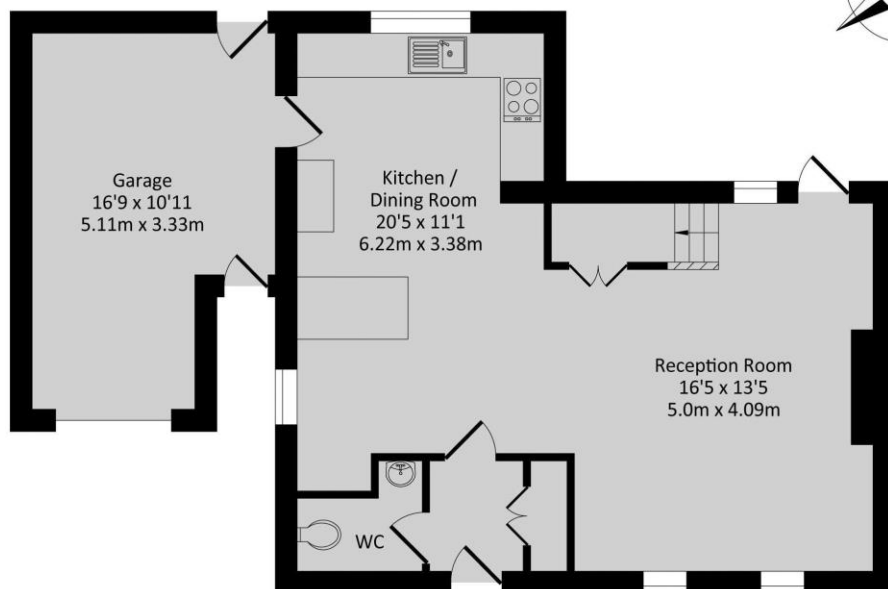






Ground Floor  
Approx. Floor  
Area 647 Sq.Ft.  
(60.10 Sq.M.)

First Floor  
Approx. Floor  
Area 425 Sq.Ft.  
(39.40 Sq.M.)



Total Approx. Floor Area 1072 Sq.Ft. (99.50 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.



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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)

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