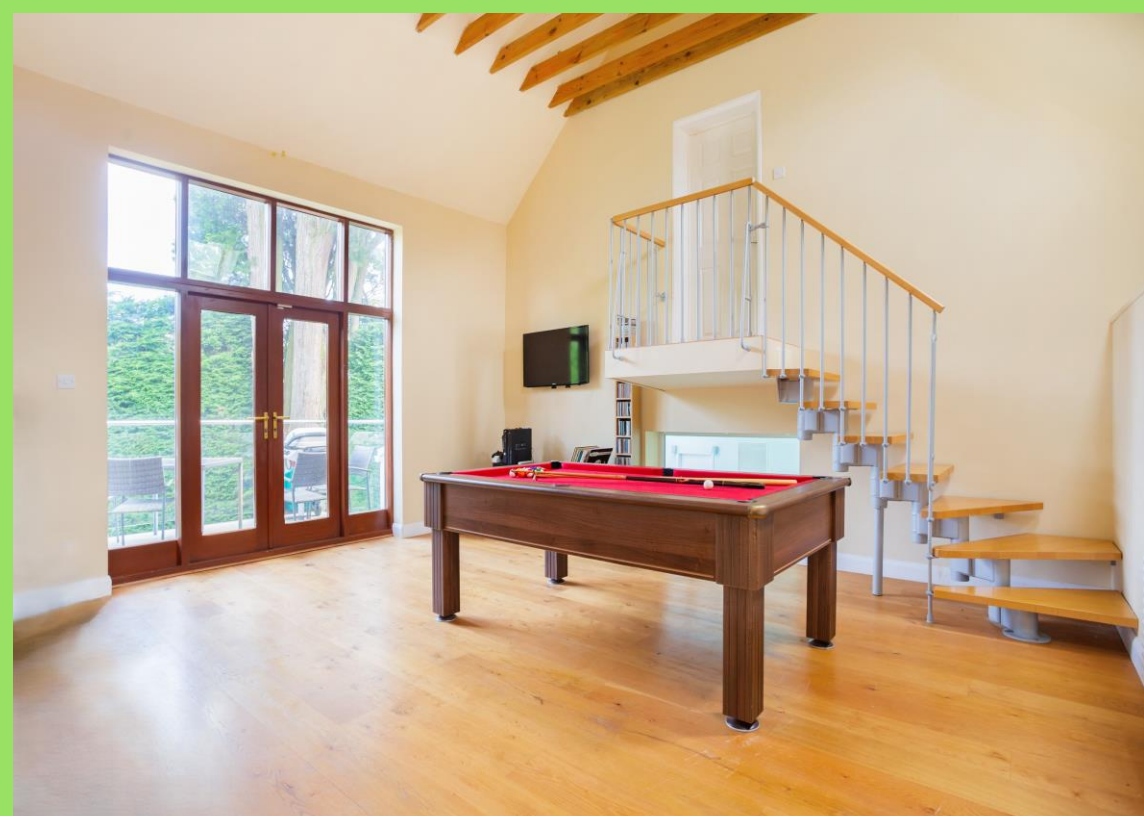




Redwood, 8 Wykham Gardens  
Banbury, Oxfordshire, OX16 9LF



ROUND & JACKSON  
ESTATE AGENTS





**An exceptional five bedroom family home with extensive accommodation, an indoor swimming pool and a double garage, located in a select and prestigious development within walking distance of a wide range of amenities.**

### The property

Wykham Gardens is a prestigious and select development of just nine individual family homes, located approximately a half mile from the town centre and just behind the sought after Bloxham Road. Redwood is an exceptional family home which sits on a generous gated plot with gardens to the front, rear and sides and a large driveway and a detached double garage. The property is beautifully presented throughout and has extensive and versatile accommodation which is arranged over two floors. A spacious and welcoming entrance hall gives access to the ground floor accommodation with stairs to the first floor. There is cloakroom/WC, three reception rooms as well as a large cinema/games room with vaulted ceiling and stairs to a superb guest bedroom with en-suite bathroom. The indoor pool/spa is a particular feature and an ideal room to relax or entertain with double doors to the garden. The pool measuring 10m x 5m and fitted with a counter-current to create an "endless pool" which is ideal for swim training. The kitchen has been fitted with modern gloss fronted units and integrated Samsung touch screen appliances, 2.5" quartz work surfaces and breakfast bar with matching splashbacks and Amtico flooring, a window and a door give access to the rear.

Cont. On the first floor there is a large central landing, a master bedroom with fitted wardrobes and a high quality en-suite shower room, a further double room also with an en-suite shower room, two further double bedrooms and a large family bathroom. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

### Entrance Hallway

A very spacious and welcoming hall with an attractive staircase to the first floor.

### Cloakroom

Recently fitted with a modern wash hand basin and WC with vanity unit. Heated towel rail.

### Sitting Room

A spacious reception room with a central fireplace and wood burning stove, double doors to the garden and windows to the front and side.

### Dining Room

A formal dining room with double doors on to the rear garden and window to the side.

### Study

An ideal room for those who work from home or which could be used as a TV or reading room.

### Kitchen/Breakfast Room

Beautifully fitted luxury modern kitchen/breakfast room with gloss units incorporating built-in dual oven, separate induction hob and extractor, integrated hot plate, microwave, dishwasher, washing machine, large dual wine cooler for red and white wine, space and plumbing for American style fridge/freezer, quartz work surfaces and breakfast bar, door and window to rear.

### Games/Cinema Room and Guest Suite

A multi-functional games room/gym or cinema room. High vaulted beamed ceiling, double doors opening to the rear with access to a balcony style raised deck, laminate wood effect floor and stairs to the guest suite. The suite includes a well-proportioned bedroom with extensive built-in furniture and storage, a high ceiling, windows to rear, Juliet balcony, doors to the side, further door to a large en-suite bathroom with a four piece suite including a large walk-in shower, free standing roll top bath, wash hand basin and WC, heated towel rail, ceramic tiled floor and window.

### Spa/Swimming Pool

A particular feature of the property is the superb indoor swimming pool/spa. The heated pool measures 10m x 5m and is fitted with a counter-current creating an "Endless pool" function. An ideal space to relax and entertain with a large seating area and French doors to the rear patio area. There is non-slip flooring throughout and the area is humidity controlled, maintaining both the air and water temperature from within the adjacent plant room with wall mounted Gloworm boiler serving the pool.



#### First Floor Landing

Large landing with access to a spacious loft with potential to convert to additional accommodation subject to planning permission and building regulations as required.

#### Master Bedroom

First floor master bedroom suite with recently fitted wardrobes, dressing table, drawers and matching side tables, window to rear and door to a large recently re-fitted luxury en-suite shower room with large walk-in shower, semi recessed wash hand basin and WC, fitted cupboards, window, heated towel rail

#### Bedroom Two

A double room with windows to front and side and door to an en-suite shower room fitted with a white suite.

#### Bedroom Three

A double room with fitted wardrobes and windows to the rear and side.

#### Bedroom Four

A double room with a window to the side.

#### Family Bathroom

Fitted with a white suite including an extra deep and long bath, wash hand basin and WC, window, heated towel rail.

#### Outside

The property is approached via remote controlled electronic wrought iron sliding gates and a pedestrian gate leading to a large driveway. There is additional parking on a reinforced grassed area which leads to the detached double garage which has two sets of double doors, power and light connected. Adjoining the garage is an additional paved area used for storing a horsebox/motorhome. The main areas of garden lie to the sides and rear with lawns, mature trees including a giant Redwood, fruit trees and various shrubs. There are defined seating areas in the privacy of the back garden including raised decks and patios. There is potential toward the end of the long garden on the eastern side, to build a substantial outbuilding or ancillary accommodation, subject to planning permission and building regulations approval.

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

#### Directions

From Banbury Cross proceed in a southerly direction via South Bar and at the traffic light controlled junction, turn right onto the Bloxham Road. Proceed beyond Queensway on the right and then take your next right hand turn into Wykham Gardens. Redwood will be found as the first property on the right.

#### Services

All mains services connected.

#### Local Authority

Cherwell District Council. Tax band G.

#### Viewing Arrangements

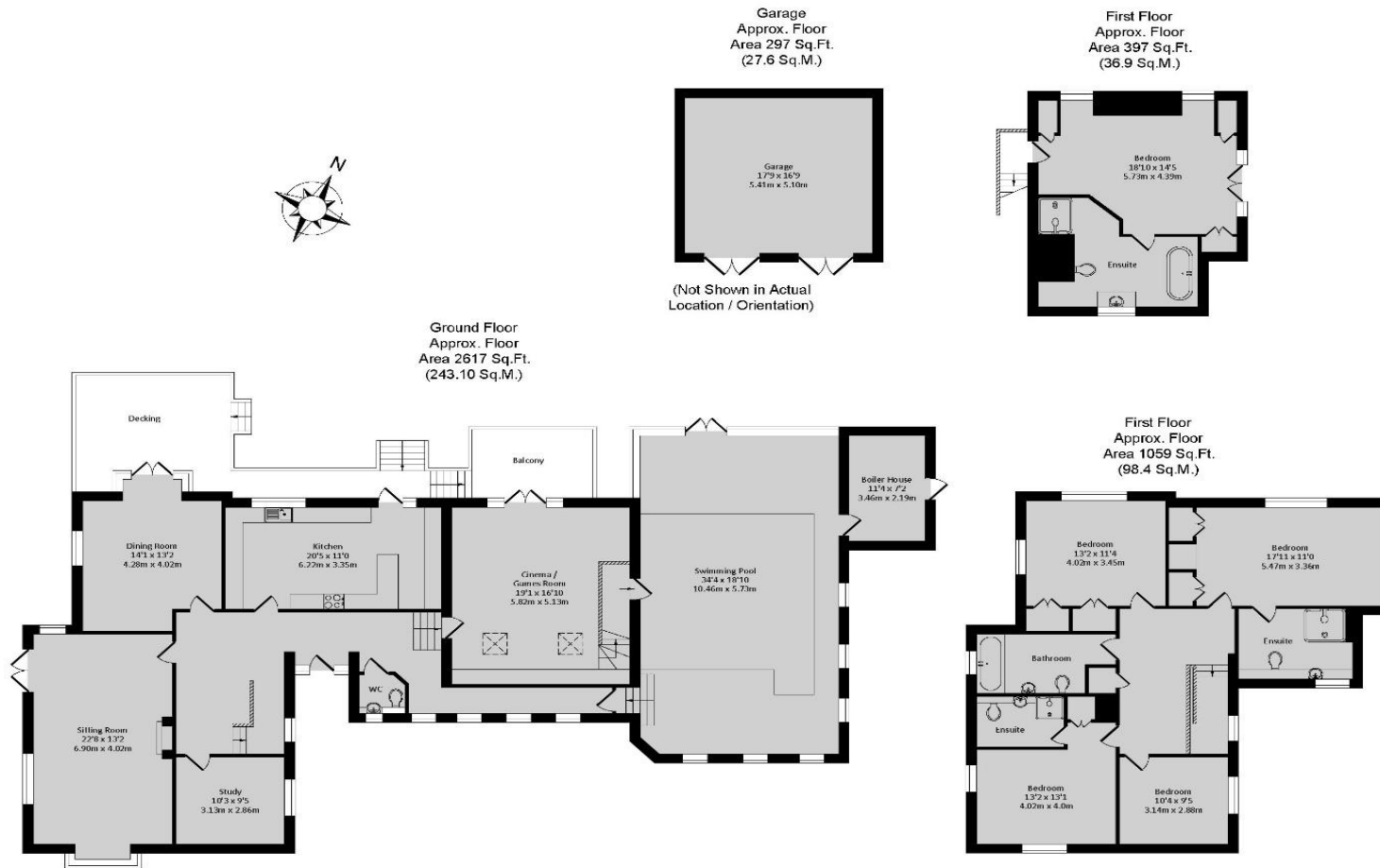
By prior arrangement with Round & Jackson.

#### Tenure

A freehold property.

**Asking Price - £1,250,000**





**Total Approx. Floor Area 4370 Sq.Ft. (406.0 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.

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