



Waller Drive  
Banbury, OX16 9NS



ROUND & JACKSON  
ESTATE AGENTS





A large five bedroom detached, family home with a double garage and a large private rear garden located on a sought-after development close to amenities.

#### The property

79 Waller drive Banbury, is a substantial, five bedroom, detached family home with a double garage, driveway parking and a good size private garden. The property has living accommodation arranged over two floors and is well laid out. On the ground floor there is a spacious hallway, a W.C, a large sitting room, formal dining room, kitchen/breakfast room and a utility room. There is also a conservatory to the rear. On the first floor there is a spacious landing which leads to five bedrooms, four of which are good size double bedrooms and there is an en-suite to the main bedroom and a dressing area. Outside there is a double garage with electric garage door, there is a private lawned garden to the rear with a patio area and to the front there is a further lawned garden with driveway parking for two vehicles. The property is located at the end of a very quiet no-through road on this popular development.

#### Entrance Porch

A large porch with a door leading into the hallway and there is plenty of storage for coats and shoes

#### Entrance Hallway

A very spacious hallway with stairs rising to the first floor and doors leading to all the ground floor rooms. There is a useful under-stairs cupboard and a further cupboard which houses the glow-worm gas fired boiler.

#### Sitting Room

The sitting room is a very large sitting room with a window to the front aspect and double doors leading into the conservatory. There is an impressive central brick built fire place with an attractive inset gas fire. There are two windows to the side aspect with window seats.

#### Dining Room

A spacious, formal dining room with a window to the rear and doors leading into the sitting room, hallway and kitchen. This room could be reconfigured and knocked through into the kitchen to create a large open plan living space.

#### Kitchen

The kitchen is fitted with a range of white gloss cabinets with worktops over and tiled splash backs. There is a useful breakfast bar area and a range of integrated appliances including a fridge freezer, dishwasher, double oven and microwave, there is a four-ring gas hob and an extractor hood.

There is a sink and drainer with quality tiled effect flooring and a door leading into the dining room and there is also a further door into the hallway. There are french doors leading into the rear garden and a further window the side aspect.

#### W.C.

A modern suite comprising of a toilet and wash basin. There is a built in vanity storage beneath the sink and a window to the front aspect.

#### Utility Room

A well appointed utility area with space and plumbing for a washing machine and a range of cupboards and worktop, there is also a sink and drainer with tiled splash backs. There is a window to the front aspect and a door to the side.

#### First Floor Landing

A very large landing with doors leading to all the first floors rooms, there is a built-in cupboard housing the hot water tank with shelving. There is access to a very large loft space which is boarded and has lights and ladder fitted.



#### Bedroom 1

A very large main bedroom with quality fitted wardrobes and cupboards, there is a window to the front aspect and a dressing area linking the en-suite. The en-suite is fitted with a beige coloured suite which comprises of a large shower cubicle, toilet and twin wash basins and vanity storage beneath. There are attractive tiled splash backs, tiled flooring and there is a window to the front aspect

#### Bedroom 2

A large double bedroom with a window to the rear aspect and there a built in wardrobes.

#### Bedroom 3

A large double bedroom with a window to the rear aspect and built-in wardrobes.

#### Bedroom 4

A good size double bedroom currently set up as an office with built in desks. There is a window to the rear aspect.

#### Bedroom 5

A single bedroom currently used for storage with a window to the side aspect.

#### Family Bathroom

A spacious bathroom fitted with a yellow suite, comprising of a corner bath, toilet, bidet and a sink. There are vanity storage cupboards beneath the sink and a window to the front aspect.

#### 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 via South Bar Street and turn right onto the Bloxham Road (A361). Continue for a half of a mile passing the turnings for Queensway and Browning Road where Waller Drive will be seen as the next right turn. Follow the road around to the left and then to the right, bear to the left where the property will be seen on the left hand side.

#### Services

All mains services connected. The gas fired boiler located in the entrance hallway.

#### Local Authority

Cherwell district council. Tax band G.

#### Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

#### Tenure

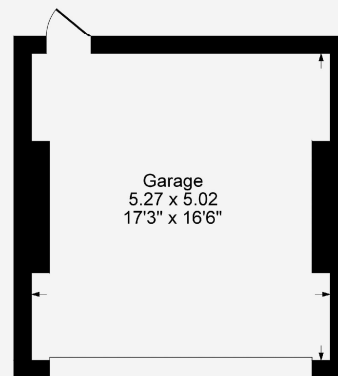
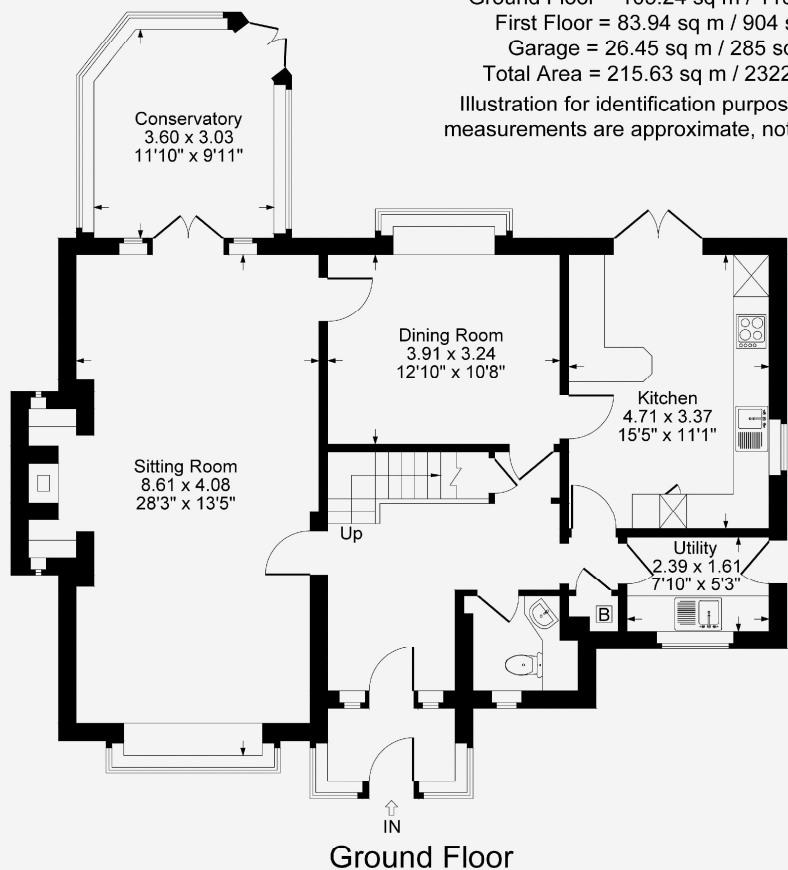
A freehold property.

**Guide price: £630,000**

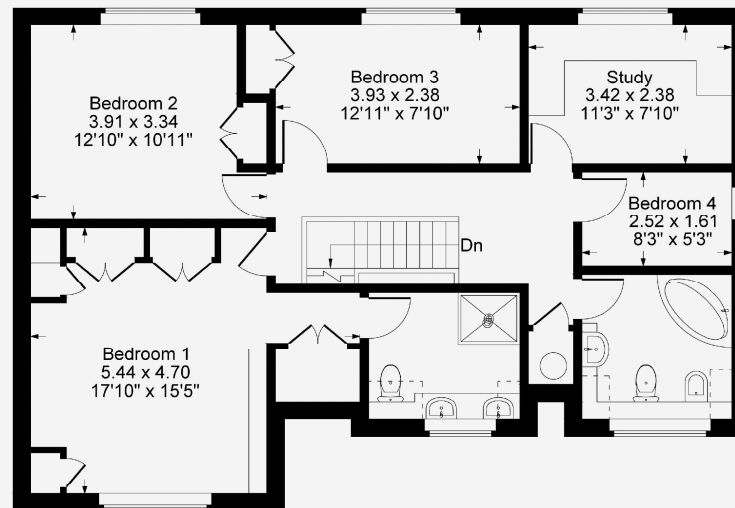




Approximate Gross Internal Area  
 Ground Floor = 105.24 sq m / 1133 sq ft  
 First Floor = 83.94 sq m / 904 sq ft  
 Garage = 26.45 sq m / 285 sq ft  
 Total Area = 215.63 sq m / 2322 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



Garage



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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