6 Tyrrell Road

Banbury, Oxon, OX16 9WT

ROUND & JACKSON

ESTATE AGENTS

An exceptional four bedroom detached family house located on the edge of this sought after modern development and just off the Bloxham Road on the edge of town.

The property

6 Tyrell Road Banbury, the former show home for Redrow's Bloxham Vale development, has only been occupied by the current owners since March 2025 and is available for sale due to an employment relocation. Being the former show home, the property has an enviable position near the entrance to the development and high quality upgrades have been made to the kitchen, the bathrooms and to the flooring and wardrobes which gives a luxurious finish throughout. The layout is ideal for modern family living with a large kitchen/dining/family room to the rear and a separate sitting room to the front accessed via the entrance hallway. There is also a ground floor cloakroom/WC. On the first floor there is a central landing, a master bedroom with fitted wardrobes and en-suite, three further good sized bedrooms and a high quality family bathroom. There is a lawned garden to the front, a driveway and garage to the side and a beautifully landscaped, private garden to the rear.

Entrance Hallway

Main entrance door to the the front, stairs to the first floor and doors to all ground floor accommodation.

Cloakroom

Fitted with a low level WC and a wash hand basin. Window to front.

Sitting Room

A spacious reception room with window to the front and a fireplace with living flame fire.

Kitchen/Dining/Family Room

A superb open plan room which is ideal for entertaining with ample space for dining and lounge furniture. Bi-folding doors give access to the garden and there is attractive wood effect flooring. The kitchen is fitted with high quality shaker style eye level cabinets and base units and drawers with marble work surfaces over and an inset one and a half bowl sink and inset hob with extractor over. Integrated appliances include a fridge-freezer, dishwasher and a double oven. Access to utility room.

Utility Room

fitted eye level cabinets, base cabinet, work surface and sink. Space for a washing machine and tumble dryer. Door to the side.

First Floor Landing

A central landing with a hatch to the loft space, an airing cupboard and doors to all first floor accommodation.

Master Bedroom

A very spacious bedroom with a window to the front, fitted wardrobes and a modern en-suite shower room.

Bedroom Two

A large double room with a window to the front and fitted wardrobes.

Bedroom Three

A double room with a window to the rear.

Bedroom Four

A good sized room with a window to the rear.

Family Bathroom
Fitted with a beautiful modern suite comprising a panelled bath with a shower over, a wash hand basin and low level WC. Attractive modern tiling, window to side.

Outside
To the front of the property there is a lawned garden which is attractively landscaped with a pathway leading to the front door. There is a tandem driveway to the side which gives access to the garage. The rear garden is a particular feature being very private and beautifully landscaped. There is a patio adjoining the house, a large lawned area with well stocked flower and plant borders and a further patio with pergola.

Directions
From Banbury Cross proceed in a southerly direction via south Bar Street and turn right onto the Bloxham Road (A361). Continue along this road passing the Easington public house and then at the roundabout turn right Into Tyrrell Road where the property will be found on your right.

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 southerly direction via south Bar Street and turn right onto the Bloxham Road (A361). Continue along this road passing the Easington public house and then at the roundabout turn right Into Tyrrell Road where the property will be found immediately on your right.

Services
All mains services connected.

Local Authority
Cherwell District Council. Tax Band E (TBC).

Tenure
A freehold property.

Agents Note
There is an annual estate charge of £168.85 per year.

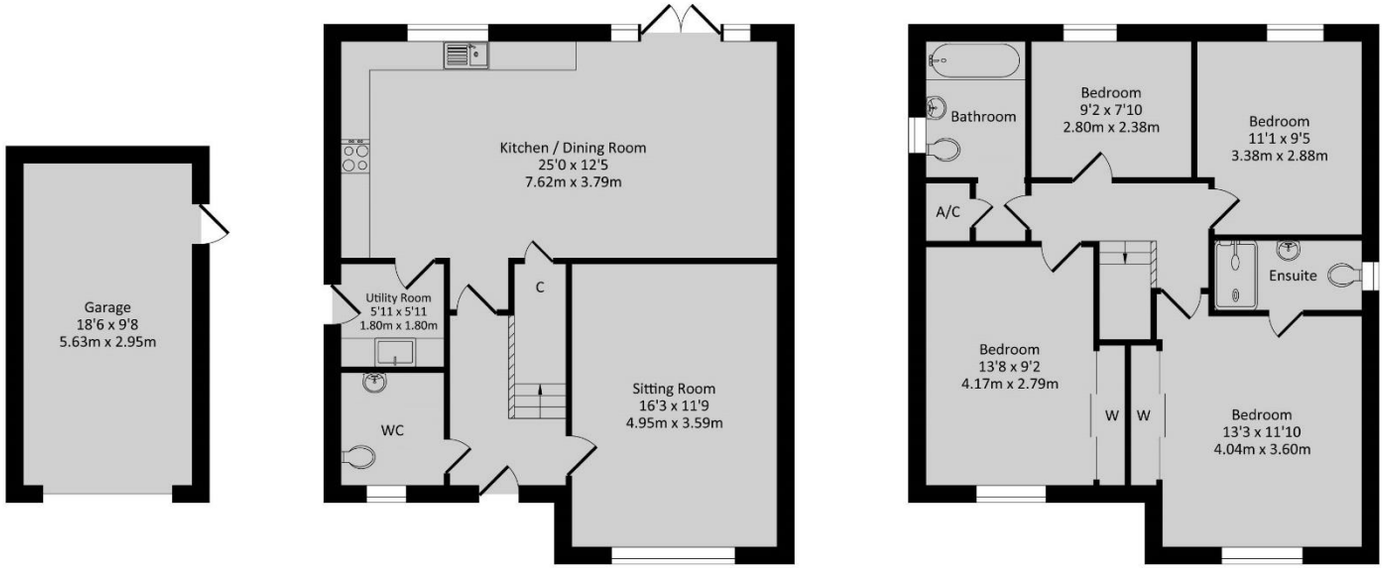
Asking Price £525,000

Garage
Approx. Floor
Area 179 Sq.Ft.
(16.60 Sq.M.)

Ground Floor
Approx. Floor
Area 678 Sq.Ft.
(63.0 Sq.M.)

N

First Floor
Approx. Floor
Area 678 Sq.Ft.
(63.0 Sq.M.)



Total Approx. Floor Area 1535 Sq.Ft. (142.6 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

Bloxham – High Street, Bloxham, Oxon, OX15 4LU
T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

The Property Ombudsman
rightmove
naea | propertymark PROTECTED

ROUND & JACKSON
ESTATE AGENTS

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.