



42 Whimbrel Way
Banbury, OX16 9YN



ROUND & JACKSON
ESTATE AGENTS





An immaculately presented and extended, three-bedroom detached family home with a private rear garden, a garage and driveway parking for several vehicles. Located on the popular Cherwell Heights development and available with no onward chain.

The property

42 Whimbrel Way, Banbury is a beautifully presented and significantly extended, three-bedroom, detached family home with a large driveway, a garage and a private rear garden. The property is located on the popular Cherwell Heights development and is within easy walking distance to the train station and local schooling. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a hallway, sitting room which has been extended to the rear, kitchen diner and a W.C. On the first floor there is a landing, three-bedrooms and a shower room with W.C. Outside to the rear there is a very well-tended, private lawned garden and a garage and to the front and side there is parking for many vehicles. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A bright and welcoming hallway with doors leading into the sitting room, kitchen diner and W.C. There is quality wood effect flooring throughout and high-quality glazed oak doors. Useful storage area beneath the stairs.

W.C

Fitted with a white suite comprising a toilet and wash basin with vanity storage beneath, tiled splash backs, tiled flooring and a window to the side aspect.

Kitchen/Diner

A lovely open-plan entertaining space which is fitted with a range of cream fronted kitchen cabinets with worktops over and tiled splash backs. There is an inset one and a half bowl sink and drainer, an integrated fridge-freezer, integrated electric hob with extractor hood and an oven/microwave combo. There is space and plumbing for a washing machine, a window to the front aspect and French doors leading into the garden. There is continuation of the wood effect flooring from the hallway and plenty of space for a table and chairs. There is a central island and an understairs pantry cupboard.

Sitting Room

Continuation of the wood effect flooring from the hallway which leads into a very nice sunroom extension which is around five years old. There is a ceiling lantern, a window and French doors leading into the garden and the whole area offers plenty of space for furniture.



First Floor Landing

Doors leading to all first floor accommodation with a window to the front aspect and a loft hatch to the roof space. There is a cupboard housing the hot water tank and shelving.

Bedroom One

A good size double bedroom with fitted mirror-fronted wardrobes, fitted drawers and there is a window to the rear aspect offering a pleasant outlook with far reaching countryside views.

Bedroom Two

A good size double bedroom with a window to the rear aspect offering a pleasant outlook with far reaching countryside views.

Bedroom Three

A single bedroom with a window to the front aspect.

Family Shower Room

Fitted with a corner shower, a toilet and a wash basin with good quality fitted vanity storage beneath the sink. There is a heated towel rail, floor to ceiling tiling and a window to the side aspect.



Outside

To the side of the house there is driveway parking for two vehicles accessed via good quality cast iron gates. The driveway leads into the garden where there is a lovely paved patio adjoining the house, a lawned section and a decked area at the foot of the garden and there are established plant borders. The garden is well-tended and a really pleasant place to relax. There is also gated access to a storage area at the foot of the garden. To the front of the property there is a very smart block-paved driveway with parking for several vehicles. There is also a well kept lawned area with established shrubs.

Garage

A larger than average single garage which is sectioned into several areas. Power and lighting is 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

Directions From Banbury Cross proceed along South Bar Street continuing into the Oxford Road. Continue past the hospital and Sainsbury's then bear left before the flyover bridge then left again at the roundabout onto Bankside. Take the first left turn into Chatsworth Drive and continue over the next roundabout then take the first exit at the next roundabout into Whimbrel way, continue along the road where the property will be found on your right hand side.

Services

All mains services connected. The gas fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Council tax band D.

Viewings

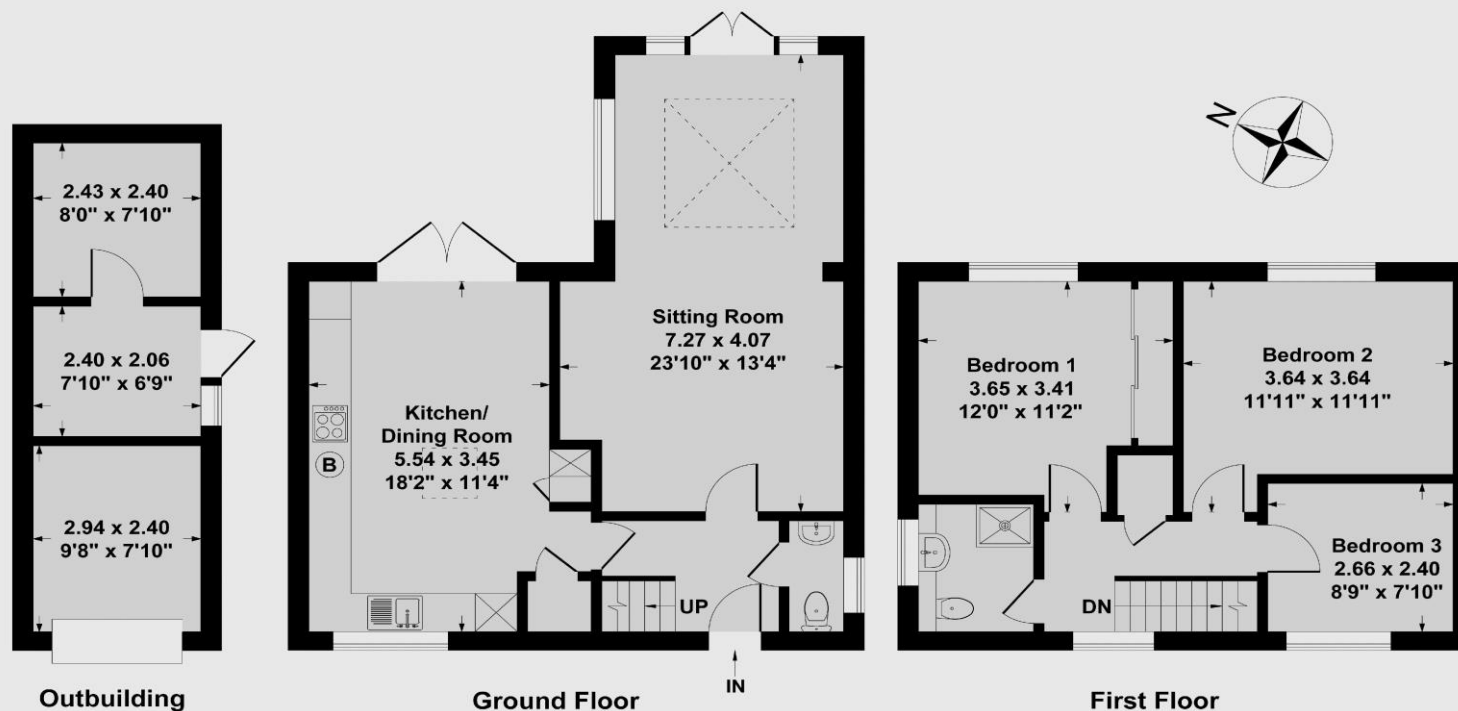
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Guide Price: £385,000





Ground Floor Approx Area = 54.23 sq m / 584 sq ft
First Floor Approx Area = 42.49 sq m / 457 sq ft
Outbuilding = 18.55 sq m / 200 sq ft
Total Area = 115.27 sq m / 1241 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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