

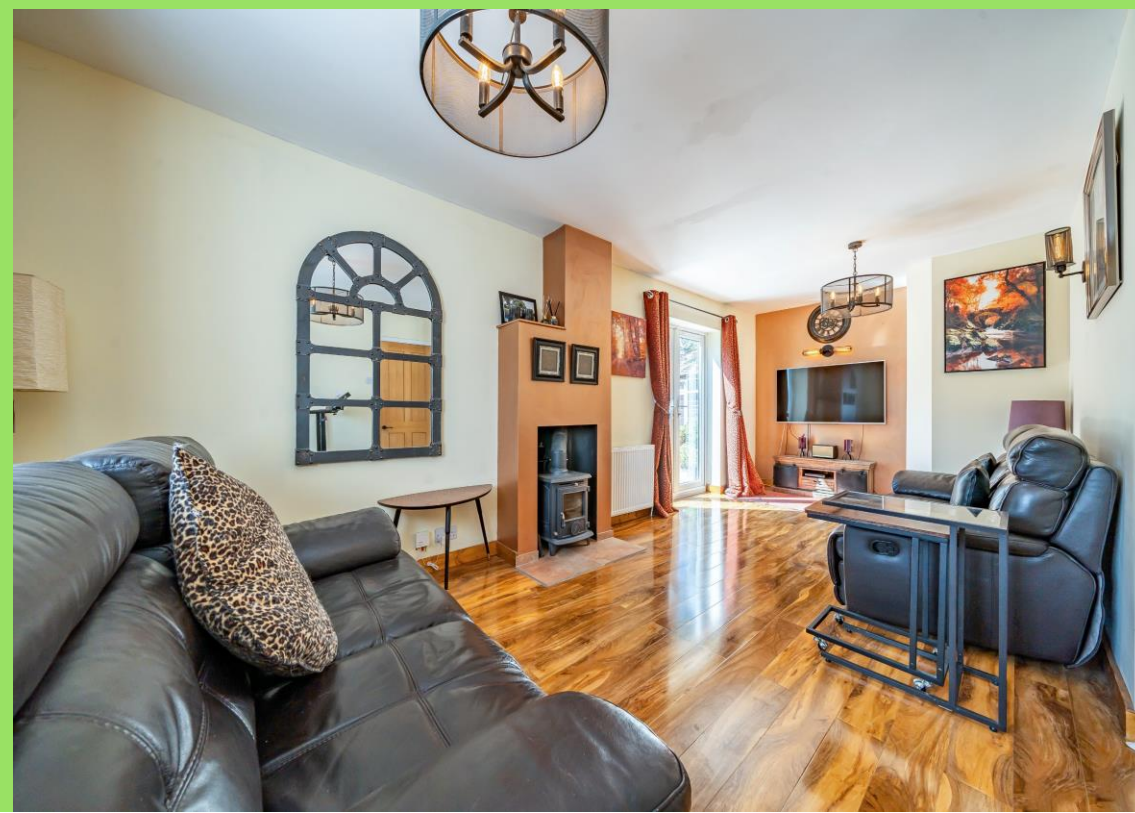


Japonica Cottage

Warwick Road, Banbury, Oxon, OX17 1HJ



ROUND & JACKSON
ESTATE AGENTS





An exceptional five-bedroom detached family home with incredibly spacious and beautifully presented accommodation, double garage and car port located in a tucked away position located on the northern side of town.

The Property

Japonica Cottage, Banbury is an exceptional detached family home which is pleasantly located in a tucked away position on the northern side of town close to a wide range of amenities and schooling. The spacious accommodation is well planned and is ideal for modern family living. On the ground floor there is an entrance porch, central hallway, sitting room, dining room, large kitchen/diner, double bedroom/study, study, utility room, shower room and inner hallway with doors to the front and to the double garage. On the first floor there is a central landing, family bathroom and three double bedrooms with one benefiting from an adjoining loft room that's ideal for storage and a superb master bedroom with an ensuite shower room attached. Externally there is a large driveway which provides off road car parking for several vehicles as well as the gated car port to the right-hand side of the garage. To the rear and side of the property, there are private and beautifully landscaped gardens with a useful storeroom/summer house and gated access to the front drive.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Accessed via an entrance porch, a spacious central hallway with stairs rising to the first floor, a window to the rear aspect, doors to all ground floor accommodation with engineered oak flooring.

Dining Room

With a continuation of the engineered oak flooring, a spacious reception room with ample space for a range of furniture, a window to the front aspect and door into the kitchen/diner.

Sitting Room

A spacious dual aspect room with a window to the front aspect and double doors to the side which leads to the garden and a central log burner.

Bedroom Five/Study

A spacious room which is currently being utilised as a study which could also be used as a double bedroom. There is a window to the side aspect and a door leading to the study.

Study

A useful additional room with a window to the side aspect and a door which leads to the garden.



Kitchen/Dining/Family Room

A superb open plan room with space within the dining area for lounge or dining furniture and also benefits from a continuation of the engineered oak flooring and it benefits from a useful storage cupboard. The kitchen is fitted with a range of modern eye level cabinets with base units and drawers and work surfaces over and tiled splash backs. There is an integrated dishwasher, double oven, induction hob with an extractor hood above, a one and a half bowl sink and draining board, breakfast bar, space for a free-standing fridge/freezer. There is a window and double doors to the rear garden, tiled flooring and steps down to the inner hallway.

Inner Hallway

Doors to the shower room, utility room, double garage, and to the driveway for the property.

Utility Room

Fitted with eye level cabinets with base units, work surface over with an inset sink and draining board. There is space and plumbing for a free-standing washing machine and a window to the side aspect.

Shower Room

Fitted with a modern white suite comprising a walk-in shower, W.C. and wash hand basin with a window to the side aspect.

First Floor Landing

There is a window and a Velux style window to the front aspect on the stairway. Within the landing there are doors to all first-floor accommodation and hatch to loft space.



Master Bedroom

A large bedroom which upon entry has stairs down to an area that has doors to the en-suite and a useful storage cupboard and Velux style window to the side aspect and has engineered oak flooring throughout. There are then further stairs down to the impressive main area of bedroom that has bespoke fitted wardrobes, ample space for a range of furniture and a Juliet balcony overlooking the front of the property.

En-Suite

Fitted with a modern white suite comprising a vanity unit, double walk in shower with a shower and rainfall shower over, W.C., tiled flooring and splash backs, a heated towel rail and a Velux style window to the side aspect.

Bedroom Two

A double bedroom with a window to the front aspect and a door to the adjacent loft room that has ample space for storage and has a window to the rear aspect.

Bedroom Three

A double bedroom with a window to the rear aspect.

Bedroom Four

A double bedroom with a window to the front aspect.

Family Bathroom

A modern white suite comprising a panelled bath with a handheld shower, W.C., vanity unit, heated towel rail, shower cubicle. There are tiled splash backs, flooring and a window to the rear aspect.

Double Garage

With two up and over doors to the front, power and light connected and a person door linking to the inner hallway.

Outside

To the front of the property there is a gravelled driveway which provides parking for several vehicles and gives access to the double garage and gated car port. There are established, shrubs and hedge borders to provide a good level of additional privacy. To the rear and side there is a beautifully landscaped, private wrap around garden which is laid to lawn and has well stocked flower and plant borders, a variety of trees and a decked seating area adjoining the house. There is a wooden summer house/shed located in the garden which will remain as part of the sale.

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 (55 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 northerly direction via Horsefair and North Bar Street. At the traffic light controlled cross roads, turn left on the Warwick Road, B4100. Follow this road towards the outskirts of the town and at the fifth roundabout turn right onto Dukes Meadow Drive. Turn right at the second roundabout into Winter Gardens Way and continue for a short distance and at the T junction, take the left hand turn to continue on Winter Gardens Way. After a short distance, take the first right turn where the property will be found at the end of the cul-de-sac.

Services

All mains services connected with the exception of gas. The property has an air source heat pump fitted.

Local Authority

Cherwell District Council. Tax band F.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

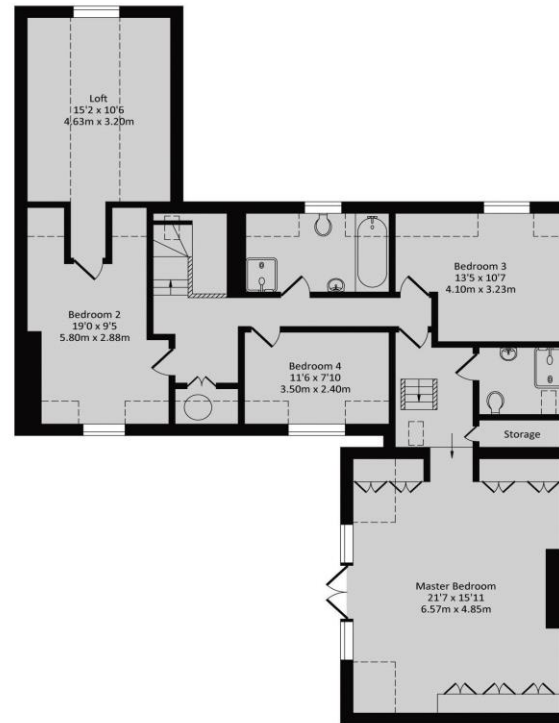
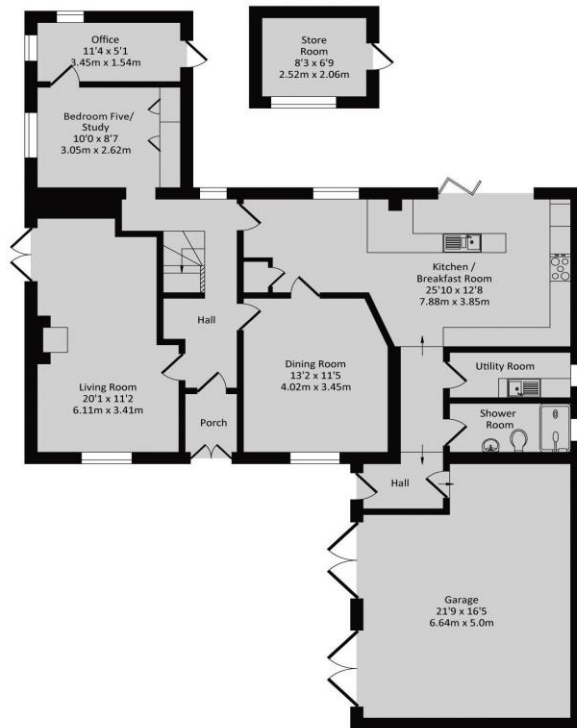
A freehold property.



Ground Floor
Approx. Floor
Area 1515 Sq.Ft.
(140.7 Sq.M.)



First Floor
Approx. Floor
Area 1036 Sq.Ft.
(96.3 Sq.M.)



Total Approx. Floor Area 2551 Sq.Ft. (237 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	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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