



3 Hightown Leyes

Banbury, Oxfordshire, OX16 9NP



ROUND & JACKSON
ESTATE AGENTS





An impressive five bedroom detached family home with spacious and versatile accommodation and a double garage, located within a highly sought after cul-de-sac on the southern side of town.

The property

3 Hightown Leyes is a superb five bedroom family house which is located in a small and highly sought after cul-de-sac on the south side of town and close to a wide range of amenities. The property offers well presented and spacious accommodation which is arranged over two floors. On the ground floor there is a good size entrance hallway, a kitchen/breakfast room, a sitting room, a further reception room, a cloakroom and a study. There is an en-suite bedroom which is located above the garage with its own private staircase from the hall. On the first floor there are two bedrooms which also have en suites, two further bedrooms and a family bathroom. To the front of the property there is a driveway and double garage and to the rear of the property there is a large garden which is private and predominantly laid to lawn. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A spacious and welcoming hallway with doors to all ground floor accommodation, a staircase giving access to the guest bedroom and the main staircase to the first floor.

Cloakroom

Wash hand basin and WC.

Sitting Room

A large sitting room with double doors leading into the rear garden and a central fireplace with an electric fan fire.

Kitchen/Diner

A spacious kitchen which is fitted with a range of modern eye level cabinets, base units and drawers with solid Beech work surfaces over and white tiled splashbacks. There is an integrated oven with a gas hob above and extractor hood over, and a range of further integrated appliances including a fridge, freezer, wine fridge and a dishwasher. There is also a utility area within the kitchen where there is space and plumbing for a washing machine and space for a tumble dryer and under counter fridge. There are double doors leading into the garden and a window and door to the side aspect.

Snug/Dining Room

A further reception room which could be used as a snug or dining room. Window to the front aspect.

Study

A useful room which can be used as a study or games room.

First Floor Landing

A useful storage cupboard and doors to all first floor accommodation



Bedroom One

A double bedroom with built in wardrobes, a window to the side aspect and a door leading to the en suite. The en suite comprises a WC, wash hand basin, shower cubicle and bath with tiled walls and Lino flooring.

Guest Bedroom/Bedroom Two

A large double bedroom which is accessed by its own staircase with an en suite bathroom. Window to the front aspect.

Bedroom Three

A double bedroom with two windows to the front aspect and a door leading to the en suite. The en suite comprises a WC, wash hand basin and shower cubicle.

Bedroom Four

A double bedroom with a window to the side aspect.

Bedroom Five

A double bedroom with a window to the side aspect.

Family Bathroom

Bathroom suite comprising a WC, wash hand basin and paneled bath with shower over. A window to the side aspect.



Outside

To the front of the property, there is a double garage and a driveway. There are concrete steps leading to the front door and plant borders. To the rear of the property, there is a large garden which is predominantly laid to lawn with a patio area adjoining the house. There are establish plant borders and there is an elevated seating area which is ideal for entertaining.

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 Southerly direction on the Oxford Road (A4260). Follow this road for approximately one mile and having passed the hospital turn left onto Hightown Road. Take the first right for Hightown Gardens and follow the road down and as it bends to the left into Hightown Leyes number 3 will be found on your left after around 100 yards.



Services

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

Local Authority

Cherwell District Council. Tax band F.

Tenure

A freehold property.

Viewing Arrangements

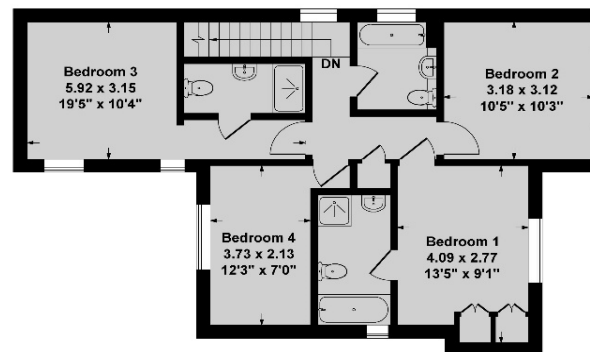
By Prior arrangement with Round & Jackson.

Asking price £595,000

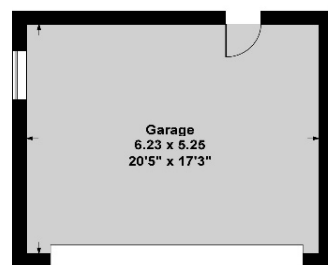




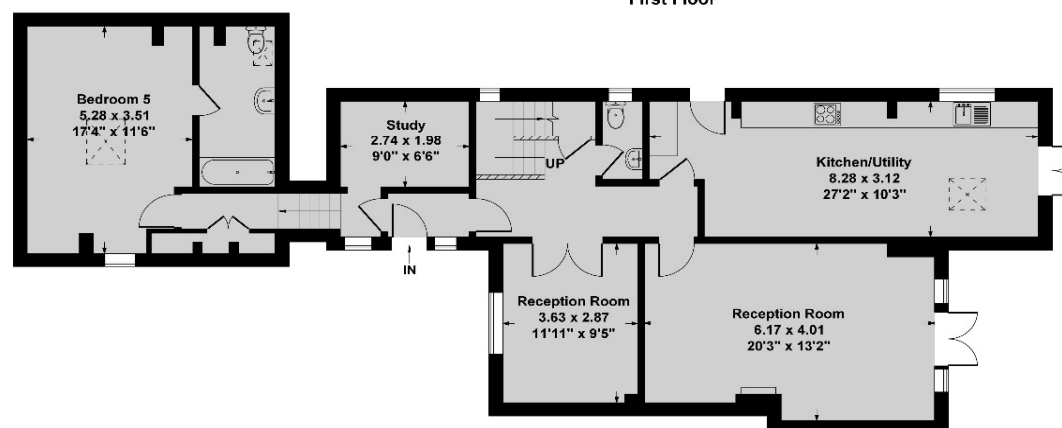
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor



Garage



Ground Floor

Ground Floor Approx Area = 110.79 sq m / 1193 sq ft
 First Floor Approx Area = 63.76 sq m / 686 sq ft
 Garage Approx Area = 32.70 sq m / 352 sq ft
 Total Area = 207.25 sq m / 2231 sq ft

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

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