



90 Grange Road  
Banbury, Oxon, OX16 9AU



ROUND & JACKSON  
ESTATE AGENTS









**A greatly improved and beautifully presented, four bedroom detached house located within a highly regarded development on the south side of town and backing onto to open playing fields.**

#### **The property**

90 Grange Road, Banbury is a superb family house which is located within a sought after residential development on the south side of town and close to a wide range of amenities. The property has been greatly improved, beautifully presented and has large landscaped garden which back on to a large plying field. On the ground floor there is an entrance hallway, a cloakroom/WC, a sitting room, an open plan kitchen/dining room, a large conservatory, a utility room and study with a store room. On the first floor there is a central landing, a master bedroom with en-suite, three further bedrooms and a modern family bathroom. A floorplan has been provided to show the room sizes and layout. Some of the main features include:

#### **Entrance Hallway**

Main entrance door to front, stairs to first floor, store cupboard and doors to the cloakroom, kitchen and sitting room.

#### **Cloakroom**

Wash hand basin, low level WC and window to front.

#### **Kitchen/Dining Room**

A superb open plan room with ample space for dining furniture and access to the sitting room and conservatory. The kitchen is fitted with a range of shaker style eye level cabinets and base units and drawers with work surfaces over. Inset sink and drainer, four ring gas hob, single oven, fridge-freezer and dishwasher. Door to utility room.

#### **Utility Room**

Eye level cabinets and base units and drawers with work surfaces over. Inset sink and drainer, space for washing machine and tumble dryer. Doors to garden and study.

#### **Sitting Room**

With a large opening from the kitchen/diner, panelled walls, ample space for lounge furniture and a window to the front.

#### **Study and Store Room**

The former garage has been converted into a useful study/games room and a store room with an up and over door to the front.

#### **Conservatory**

A large conservatory and ideal space for relaxing with tiled flooring and double doors to the garden.

#### **First Floor Landing**

A central landing with a cupboard housing the boiler and doors to all first floor accommodation.

#### **Master Bedroom**

A double room with a freestanding wardrobe, a window to the front and a re-fitted en-suite shower room.

#### **Bedroom Two**

A double room with built in wardrobes and a window to the rear.

#### **Bedroom Three**

A double room with a built in wardrobe and a window to the front.

#### **Bedroom Four**

A single room with a window to the rear.

#### **Family Bathroom**

Fitted with a modern white suite comprising a panelled bath with a shower over, a wash hand basin and WC. Attractive tiling and heated towel rail.



### Outside

To the front there is a driveway which provides parking for two cars and there is also a lawned garden. To the rear of the property there is a beautifully landscaped garden which backs on to open playing fields. There is a large patio adjoining the house and an artificial lawn with well stocked flower and plant borders and a further shingled seating area. Gated access to playing field.

### 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 the Town and many places of historical interest are within easy reach.

### Directions

From Banbury Cross proceed in a southerly direction along the Oxford Road (A4260). Continue for approximately one mile and having passed Sainsbury's supermarket turn right into Grange Road. Continue to the end of the road and into the modern development then bear left. The property will be seen on your right.

### Services

All mains services connected. The boiler is located in the first floor landing cupboard.

Local Authority

Cherwell District Council. Tax band E.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

### Tenure

A freehold property.

Asking Price - £475,000







Ground Floor Approx Area = 62.98 sq m / 678 sq ft  
 First Floor Approx Area = 50.14 sq m / 540 sq ft  
 Garage Approx Area = 6.19 sq m / 67 sq ft  
**Total Area = 119.31 sq m / 1285 sq ft**

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



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Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: [office@roundandjackson.co.uk](mailto:office@roundandjackson.co.uk)

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: [office@roundandjackson.co.uk](mailto:office@roundandjackson.co.uk)

[www.roundandjackson.co.uk](http://www.roundandjackson.co.uk)

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