



35 Brinkburn Grove
Banbury, Oxon, OX16 3WX



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented four bedroom detached house with a large private garden, a large driveway and a double garage. Located on the eastern side of town and close to junction 11 M40 and the train station.

The property

35 Brinkburn Grove, Banbury is a superb modern family house which is located in a tucked away position on the edge of this sought after development. The property has a large driveway, a double garage and a large, private garden which is beautifully landscaped and extends to the side. On the ground floor there is a central hallway, a cloakroom, a useful study, a sitting room, a conservatory and a large open plan kitchen/dining room with adjoining utility room. On the first floor there is a master bedroom with an en-suite, three further double bedrooms and a modern family bathroom. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Hallway

A central hall with wooden flooring and stairs to the first floor with pull out storage beneath.

Cloakroom

Wash hand basin and WC.

Study

A useful study or TV room with wood parquet flooring.

Sitting Room

A spacious reception room with a bay window to the front, a fireplace with gas fire and double doors to the dining area.

Kitchen/Dining Room

An open plan room with wooden flooring and double doors leading to the conservatory. The kitchen is fitted with modern base units and drawers with work surfaces over, a sink and drainer, an induction hob with extractor over, two ovens and a dishwasher and fridge-freezer to remain. Within the dining area there is ample space for a table and chairs and double doors to the sitting room.

Conservatory

A large conservatory with tiled flooring and double doors to the garden.

Utility Room

Fitted wall cabinets and base units with work surfaces over and an inset sink and drainer. Space for a washing machine and tumble dryer, door to garden.

First Floor Landing

Hatch to loft space, airing cupboard and doors to all accommodation.

Master Bedroom

A large double room with a deep fitted wardrobe, a window to the front and a modern en-suite shower room.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Family Bathroom

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



Outside

To the front of the property there is a large block paved driveway and a path to the front door. To the rear of the property there is a large private garden which is beautifully landscaped and predominantly laid to lawn with well stocked flower and plant borders and a variety of trees. The garden extends to both sides of the property where to the one side there is a small natural area and a greenhouse. To the other side there is a large paved garden with access to the garage.

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 town centre proceed eastwards via the Middleton Road. Continue over the mini roundabout then turn left at the traffic lights into Daventry Road. Follow this road through two chicanes and take next right into Brinkburn Grove. Follow the road around to the left where the property will be found on your right.

Services

All Mains services connected.

Local Authority

Cherwell District Council. Tax band E.

Viewing Arrangements

By prior appointment with Round & Jackson.

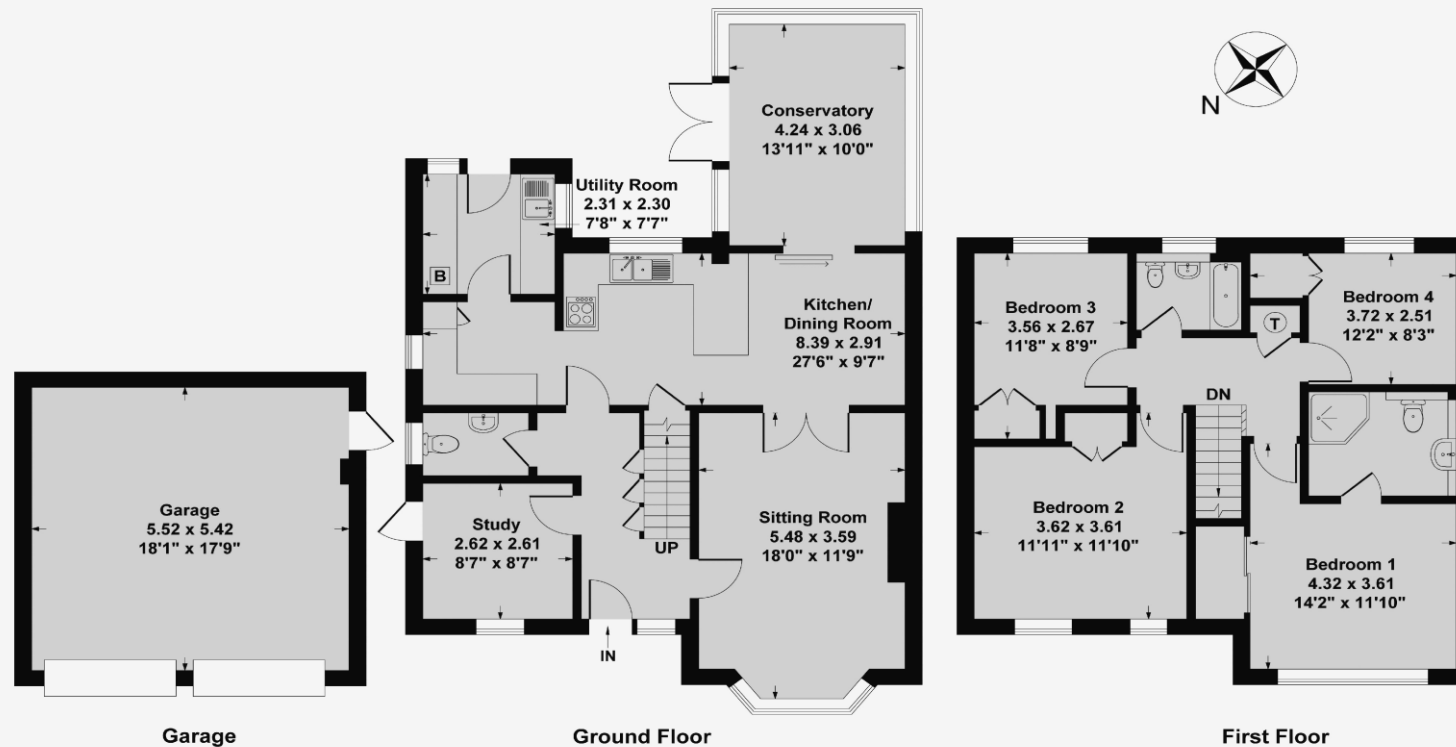
Tenure

A freehold property.

Asking Price £499,950



Brinkburn Grove, Banbury



Ground Floor Approx Area = 80.27 sq m / 864 sq ft
 First Floor Approx Area = 62.27 sq m / 670 sq ft
 Garage Approx Area = 29.91 sq m / 322 sq ft
 Total Area = 172.45 sq m / 1856 sq ft

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

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