



3 Ridge Close  
Banbury, Oxfordshire, OX16 9BJ

ROUND & JACKSON  
ESTATE AGENTS





A well presented and deceptively spacious three bedroom family home located within a popular residential neighbourhood close to the Horton hospital, train station and a range of amenities.

#### The property

3 Ridge Close, Banbury is a deceptively spacious and well presented, semi-detached house with accommodation arranged over three split levels. The reception space offers a large living room area with a sliding patio door leading to the rear garden and open plan access to the modern kitchen and dining area. There are three bedrooms, a family bathroom and a utility room/cloakroom/W.C. To the front of the property there is a paved driveway which provides off road car parking for two vehicles with gated access to the pleasant and enclosed rear garden.

#### Entrance Hallway

A light and airy hall with stairs leading to the split level floors and doors to the utility room/W.C. and bedroom.

#### Utility Room/Cloakroom/W.C

Fitted with a modern vanity unit, W.C, and work surfaces with space and plumbing beneath for a free-standing washing machine and tumble dryer.

#### Bedroom Three

A spacious double bedroom with a high sloping ceiling creating a mezzanine area. Window to the front aspect and wood laminate flooring.

#### Sitting/Dining Room

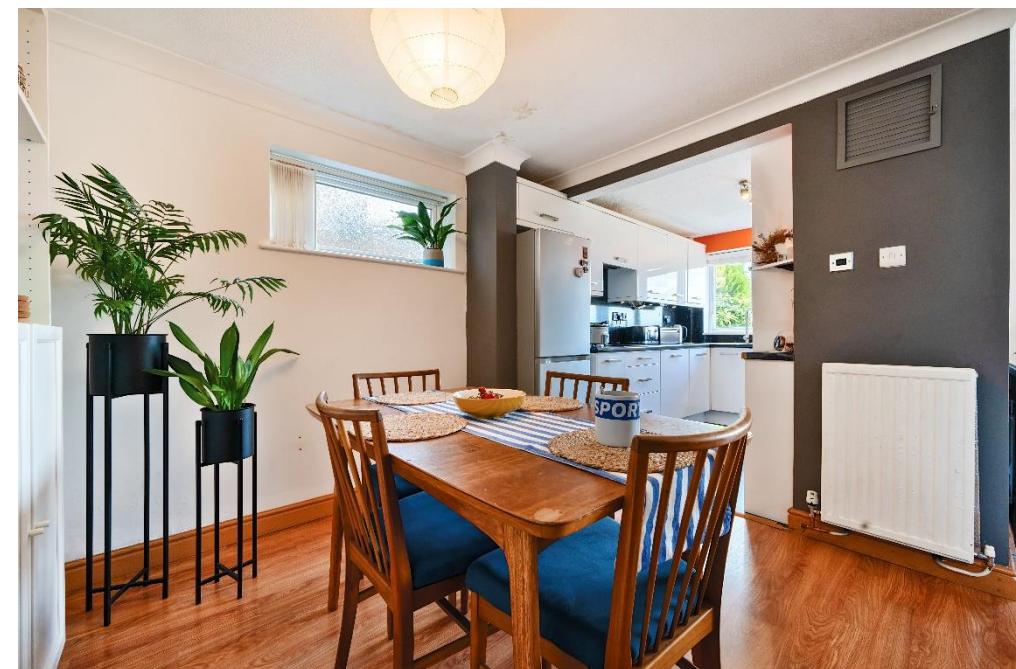
A large open plan room with wood effect flooring, an opening into the kitchen, window to the side aspect and a sliding patio door which leads from the sitting room area into the rear garden. This open plan room offers ample space for a range of both dining and living room furniture.

#### Kitchen

Fitted with a range of modern white gloss slab eye level cabinets, base units and drawers with marble effect work surfaces over and upstands. There is a one and a half bowl sink and draining board, built in ceramic AEG hob, integrated single oven and dishwasher. There is space for a free standing fridge/freezer and a window and door to the rear garden.

#### Landing

Doors to all upper level accommodation, two useful storage cupboards with one housing the combination boiler and hatch to loft space which is insulated and boarded.



#### Bedroom One

A large double bedroom with a large built-in wardrobe, radiator and a window to rear aspect with views across the town skyline.

#### Bedroom Two

A good sized double bedroom with a window to the rear aspect.

#### Family Bathroom

Fitted with a modern white suite comprising a panelled bath with a mixer and rainfall shower over, a wash hand basin and W.C. Heated towel rail, tiled splash backs and a window to the side aspect.

#### Outside

To the rear of the property there is a pleasant, enclosed garden with a patio area adjoining the property and a block paved area at the foot of the garden. There is a lawned area with established raised flower beds and a path leading to the gated side access. To the front of the property there is a paved driveway providing off road parking for two vehicles and a small lawned garden with established shrubs and a red acre tree.



#### 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 follow the Oxford Road in a southerly direction towards the Hospital. Take the first left turn just past the Hospital into Hightown Road, follow this road for around 400 metres and then turn left into Valley Road. Ridge Close is the first turn on your right and number 3 is found after a short distance on the left hand side.

#### Services

All mains services connected. The gas fired boiler, which was installed in 2023, is located in the airing cupboard and benefits from having a 12 year parts and labour warranty which is valid until May 2025. The property benefits from a Nest thermostat.

#### Local Authority

Cherwell District Council. Tax band C.

#### Tenure

A freehold property.

#### Viewing Arrangements

By Prior arrangement with Round & Jackson.

Guide Price: £310,000

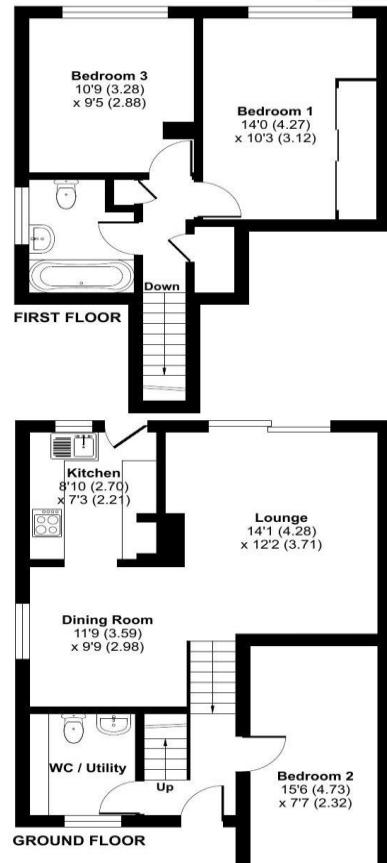




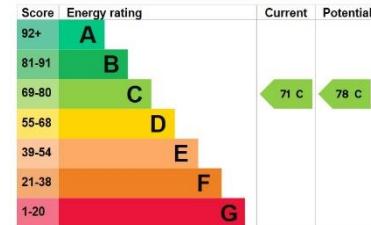
## Ridge Close, Banbury, OX16

Approximate Area = 916 sq ft / 85 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichicom 2025. Produced for Round & Jackson Estate Agents. REF: 1343092



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