



15 Berkeley Close
Banbury, Oxon, OX16 0UH



ROUND & JACKSON
ESTATE AGENTS





An individual four bedroom detached family home with a large driveway, a double garage, a carport and a beautifully landscaped garden, located in a sought after cul-de-sac and close to amenities.

The property

15 Berkeley Close is a superb modern family home, pleasantly situated in a sought-after cul-de-sac on the northern edge of town. This individual property is beautifully presented throughout, offering spacious and versatile accommodation arranged over two floors. A particular highlight is the generous outside space, featuring a large driveway providing ample parking for several vehicles, a gated carport, and a beautifully landscaped rear garden. There is also a double garage. The accompanying floorplan illustrates the well-proportioned room sizes and layout. Key features include:

Entrance Hallway

A central hall with tiled flooring, a door to the garage and stairs to the first floor.

Shower Room

A modern shower room with a shower cubicle, a wash hand basin and a low level WC.

Sitting/Dining Room

A very large room with ample space for lounge and dining furniture, a fireplace with wood burning stove and double doors to the rear garden.

Kitchen

Within recent years the kitchen has been beautifully re-fitted to a high standard with modern eye level cabinets and base units and drawers and granite work surfaces with an inset sink. Other features include an induction hob with extractor fan over, a double oven, a fridge, a freezer and a dishwasher. Door and window to the side.

First Floor Landing

A spacious hall with a storage cupboard and doors to all first floor accommodation.

Master Bedroom

A large double room with fitted wardrobes and a window to the rear.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

A double room with a window to the rear.

Family Bathroom

Fitted with a modern suite. Bath with shower over, a wash hand basin, a low level WC and a bidet. Attractive tiling to the walls and floor.

Outside

The property enjoys excellent outdoor space, beginning with a generous driveway offering parking for several vehicles and a secure gated carport. To the rear, the large garden has been beautifully landscaped and is mainly laid to lawn, complemented by a paved seating terrace adjoining the house, further secluded seating areas, and well-stocked flower and plant borders. There is also a 15ft framed swimming pool, which will remain with the property, creating a wonderful setting for family living and outdoor 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 northerly direction via North Bar street and turn left at the cross roads traffic lights into the Warwick road. Continue for approximately one and a half miles passing over two roundabouts and at the traffic lights at the Barley Mow Public house turn left onto the Stratford Road. Take the next left hand turn in into Bretch Hill and then the second left hand turn in into Berkeley Close where the property will be found on the your right hand side.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band E.



Tenure

A freehold property.

Viewing Arrangements

By Prior arrangement with Round & Jackson.

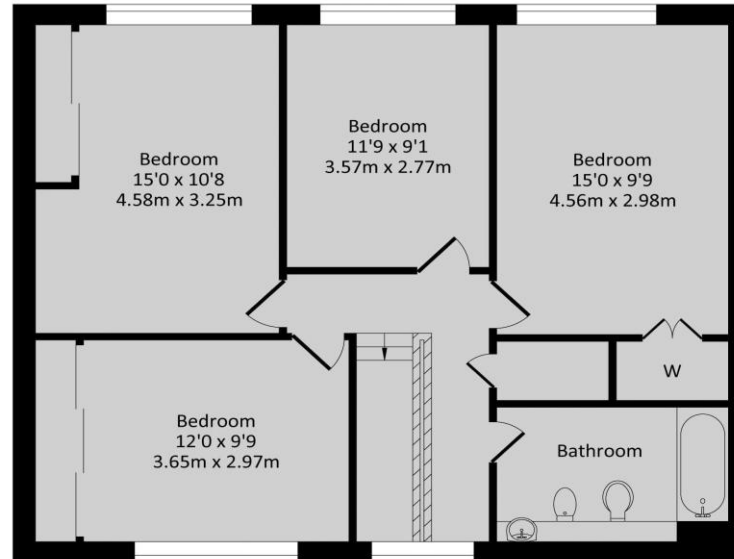
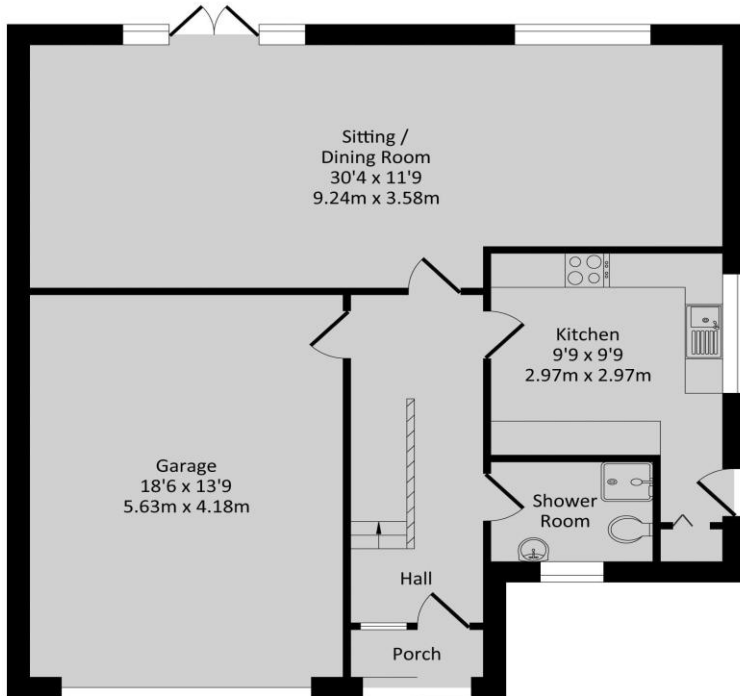
Asking Price £499,950



Ground Floor
Approx. Floor
Area 867 Sq.Ft.
(80.60 Sq.M.)



First Floor
Approx. Floor
Area 757 Sq.Ft.
(70.30 Sq.M.)



Total Approx. Floor Area 1624 Sq.Ft. (150.90 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		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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

T: 01295 279953 E: office@roundandjackson.co.uk

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

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit the for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.



ROUND & JACKSON
ESTATE AGENTS