



85 Grange Road
Banbury, OX16 9AT



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented four-bedroom detached family home with a double garage (currently separated into a good sized study) a large driveway and there is a stunning rear garden. The property is located in the corner of a quiet cul-de-sac within this popular development on the south side of town.

The property

85 Grange Road, Banbury is an immaculately presented, four-bedroom detached family home with a double garage (part converted into a really useful office) a large driveway and there is a beautifully maintained, private rear garden. The property is located in the corner of this popular cul-de-sac on the south side of town and is within easy walking distance to a range of schools and amenities. The property really has to be viewed to be appreciated. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a welcoming hallway, W.C, sitting room, dining room, kitchen/breakfast room and a good size study. On the first floor there is a landing, four-bedrooms and a family shower room. There is also an en-suite to the main bedroom. Outside there is a beautiful, well-stocked garden which offers a large amount of privacy and has gated access onto Saltway. To the front of the property there is driveway parking for several vehicles. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious hallway with doors leading to the ground floor rooms. There are stairs rising to the first floor which offer good storage options beneath and there is a large built-in storage cupboard. High-quality Amtico flooring throughout.

W.C

A spacious W.C which is fitted with a white suite comprising of a toilet and hand basin. There are tiled splash backs and the Amtico flooring from the hallway continues throughout.

Sitting Room

A very pleasant sitting room with a window overlooking the beautiful rear garden, and there is also a sliding patio door.

Dining Room

A spacious dining room with French doors leading into the rear garden. The Amtico flooring from the hallway continues throughout.

Kitchen/Breakfast Room

A superb, bright and airy kitchen diner which is fitted with a high-quality Unitech, shaker style kitchen with Mornington Porcelain worktops and upstands. There is a breakfast bar area that seats two people and there are two windows to the front aspect, along with a glazed door to the side courtyard. The kitchen comes with a range of integrated appliances including a washing machine, dishwasher, fridge-freezer and a microwave. The Rangemaster cooker will remain as part of the sale and it has an electric oven, a five ring gas hob and there is an extractor hood above. The Amtico flooring from the hallway continues throughout.

Study

Added by the current owner using part of the original garage space, a useful study with fitted desk, cabinetry and shelving and there is a window to the rear aspect.

Garage

A large garage which is partly separated to incorporate a study. The stud walling for this could easily be removed should a full double garage be required. There are two electric roller doors and there is a large amount of boarded storage space within the roof along with a range of storage cabinets. The 5kW battery for the solar panels is located here.

First Floor Landing

Doors to all the first floor rooms, window to the front aspect and there is access to the roof space, which is partially boarded with a light and ladder fitted. There is a built-in cupboard which houses the Worcester Bosch gas fired combination boiler.

Main Bedroom

A superb double bedroom which is fitted with high-quality fitted wardrobes, drawers and there is also a dressing table. There is a large built-in storage cupboard with shelving and a door into the en-suite. There are dual aspect windows to the rear and side aspects. The en-suite is fitted with a modern white suite comprising of a large shower cubicle, a toilet and a wash basin. There is a vanity storage cupboard, a heated towel rail and attractive white tiling. Window to the front aspect.



Bedroom Two

A double bedroom with a window to the rear aspect and fitted wardrobe.

Bedroom Three

A single bedroom with a window to the front aspect.

Bedroom Four

A single bedroom with a window to the rear aspect and fitted wardrobe.

Shower Room

A superb, updated shower room which is fitted with a white suite comprising of a large, walk-in shower cubicle with rainfall shower head and hand-held attachment, a toilet and a wash basin. There is a vanity storage cupboard beneath the sink, a window to the front aspect and a heated towel rail. There is attractive floor-to-ceiling tiling and wood effect flooring throughout.

Outside

To the rear of the property there is a large and very beautiful, well stocked garden with well chosen shrubs and bushes offers a large amount of privacy. There is an artificial lawned area, gravelled borders and paving throughout. There is a veranda adjoining the house, with a glazed roof and there is a further large patio area at the foot of the garden. The garden continues to the rear of the property where there is more paving and space for a hot-tub and a large shed.

This area of the garden also has gated access onto a quiet bridleway which runs from Saltway to the Oxford Road and gives access to open countryside walks. To the other side of the property there is a further paved courtyard area with access into the kitchen, an outside tap and gated access to the front of the property. To the front of the property there is a large tarmac driveway which provides parking for several vehicles and there is a further paved area that could be used as additional parking if required. There is gates access into the garden and there is a 7kW Hypervolt EV charger which will remain as part of the sale.

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 directly in front of you in the corner.

Services

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

Local Authority

Cherwell District Council. Tax band E.

Viewing arrangements

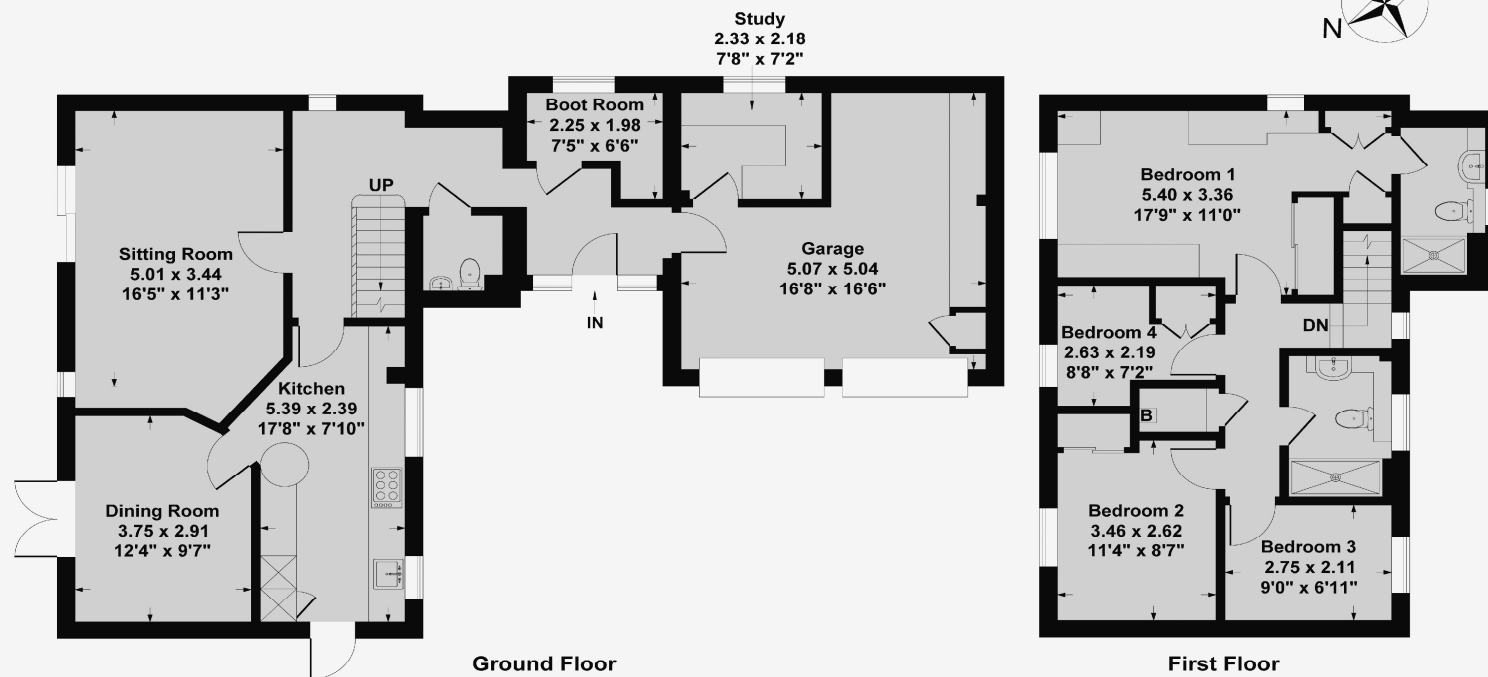
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £539,000

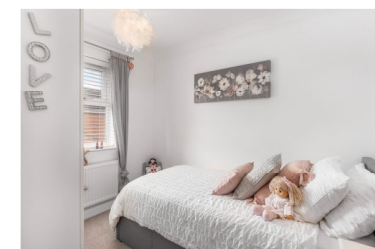
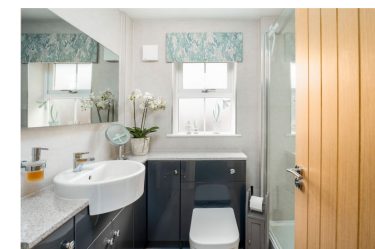




Ground Floor Approx Area = 69.15 sq m / 744 sq ft
 First Floor Approx Area = 55.38 sq m / 596 sq ft
 Garage Approx Area = 20.24 sq m / 218 sq ft
Total Area = 144.77 sq m / 1558 sq ft

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

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