



8 Milne Close, Banbury
OX16 9FQ



ROUND & JACKSON
ESTATE AGENTS





An immaculately presented, four-bedroom family home with versatile living accommodation arranged over three floors and located within this exclusive gated development within easy walking distance to the town centre and train station.

Entrance Hallway

A spacious and welcoming hallway with stairs rising to the first floor and doors leading into the ground floor accommodation. There are two built-in storage cupboards, one of which houses the hot water system.

Cloakroom with W.C

A large cloakroom which is fitted with a white suite comprising of a toilet and wash basin along with a heated towel rail/radiator. There are attractive tiled splash backs, and quality tiled flooring.

Kitchen Diner

A superb, and very large open plan entertaining space with French doors leading into the garden along with two further windows, which make the whole room very bright and airy. The kitchen area is fitted with a range of high-quality neutral-coloured cabinets with granite worktops and upstands, and there is a central island with more cupboards beneath which incorporates a useful breakfast bar seating area. There are a range of integrated appliances including a double oven, four ring gas hob, extractor hood, dishwasher, washing machine and a fridge-freezer. There is also a plinth heater and an inset sink with drainer. The gas fired Logic boiler is located in a wall mounted cabinet. The dining area has ample space for a large table and chairs, along with other furniture, and the whole room has high-quality tiled flooring throughout.



Garage

A single garage with power and lighting fitted and there is an up-and-over door leading onto the driveway.

First Floor Landing

Doors leading to all the first-floor rooms with stairs to the second floor. There is a glazed single door to the front aspect which give access to a charming balcony seating area with iron railings. This offers a pleasant tree-lined outlook across Easington Park.

Sitting Room

Located on the first floor, a good-sized room with a window to the rear aspect, a Juliet balcony, both of which offer a pleasant outlook. Plenty of space for furniture.

Bedroom Two with en-suite

Located on the first floor, a large double bedroom with a box window to the front aspect which offers a pleasant tree-lined outlook. There is a door leading into the large en-suite which is fitted with a white suite comprising of a large shower cubicle, a toilet and a wash basin. There is a heated towel rail/radiator and there are attractive tiled splash backs, and tiled flooring.

Bedroom Four

Located on the first floor, a double bedroom with a window to the rear aspect. Currently used as a home office.

Family Bathroom

Located on the first floor, an immaculate family bathroom which is fitted with a white suite comprising of a panelled bath, toilet and a wash basin. There are attractive tiled splash backs, tiled flooring and there is a heated towel rail/radiator.





Second Floor Landing

Doors leading to all the second-floor rooms and there is a window to the rear aspect, along with a large built-in storage cupboard.

Main Bedroom Suite

Located on the second floor, a large and impressive bedroom suite with a window to the front aspect which offers a pleasant, tree-lined outlook, fitted wardrobes and there is a door leading into the en-suite. The large en-suite is fitted with a white suite comprising of a panelled bath, a large shower cubicle, a toilet and a wash basin. There are attractive tiled splash backs, tiled flooring and there is a heated towel rail/radiator along with a window to the rear aspect.

Bedroom Three

Located on the second floor, a good-sized single bedroom with a window to the front aspect which offers a pleasant tree-lined outlook. There is a loft hatch to the roof space.

Outside

To the rear of the property there is a private lawned garden with a paved area adjoining the house and there is a further decked seating area. There are a number of established trees and shrubs along with gated access to the side. To the front of the property there is a block paved driveway, and a further gravelled area, which allow parking for two vehicles with a pathway to the front door.

Services

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

Local Authority

Cherwell District Council. Tax band E.

Viewing Arrangements

By prior arrangement with Round & Jackson.

Tenure

A freehold property.



Agents Note

There is a service charge for the development which for the current year (2025) is £688.27. The managing agent is Remus, and this goes towards maintenance of the private road, electric gates and electricity for the gates, road lighting and maintenance of the communal gardens. There is a reserve fund in place for tree maintenance and any road repairs.

Situation

Banbury is a thriving market town located just north of Oxford amidst beautiful rolling countryside. The town is steeped in history and is now a modern centre with a full range of shops, supermarkets, a cinema complex, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles northeast.

Banbury railway station provides regular trains to all parts of the country with London and Birmingham a comfortable commute (London Marylebone from 57 minutes and Birmingham New Street from 44 minutes). Birmingham Airport is about 40 miles distant, and Heathrow and Luton Airports are also within easy reach. There is a local supermarket a short walk from the property and Doctors surgery. The train station is a short walk away also.

Directions

From Banbury Cross proceed in a southerly direction along South Bar Street and continue straight ahead at the traffic light-controlled junction on the A4260 Oxford Road. Continue for approximately 200 metres and just after you have passed the traffic lights, and Fair Lawns Guest House, on the right-hand side turn right into Milne Close. Pull up in-front of the electric gates, which allow access into the development.







Ground Floor Approx Area = 51.91 sq m / 559 sq ft
 First Floor Approx Area = 67.31 sq m / 725 sq ft
 Second Floor Approx Area = 61.01 sq m / 657 sq ft
 Garage Approx Area = 14.45 sq m / 156 sq ft
Total Area = 194.68 sq m / 2097 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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