



20 Bidwell Road
Banbury, OX16 9ZL



ROUND & JACKSON
ESTATE AGENTS





A spacious and beautifully presented four bedroom detached modern home with a superb open plan kitchen/dining room located within this sought after new development and close to amenities.

The Property

20 Bidwell Road, Banbury is a beautifully presented detached four-bedroom family home which is located within this sought after new development on the south side of town. The property was constructed by Redrow Homes in 2020 and offers spacious accommodation arranged over two floors. On the ground floor there is an entrance hallway, cloakroom/W.C., spacious sitting room and a large open plan kitchen/dining/family room which gives access to the rear garden. On the first floor there is a central landing, four bedrooms with an en-suite shower room to the master and a modern family bathroom. Outside of the property to the front there is a small lawned garden area with paved steps leading to the front door. To the rear, there is a pleasantly landscaped garden with gated side access that leads to the single garage and driveway. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

With doors to all ground floor accommodation, useful storage cupboard and Amtico flooring.

Cloakroom/W.C.

Fitted with a wash hand basin, W.C. and a window to the front aspect.

Sitting Room

A spacious reception room with a window to the front aspect with Shutter blinds which will remain at the property.

Kitchen/Dining/Family Room

A superb open plan room which is ideal for entertaining. The kitchen is fitted with a range of modern eye level cabinets with base units and drawers with work surfaces over and tiled splash backs. There is an integrated double oven, dishwasher, fridge/freezer, one and a half sink and draining board and a four ring gas hob with an extractor hood over. There is a utility cupboard which has space and plumbing for a washing machine and tumble dryer. Within the dining/family area there is ample space for a range of furniture. Amtico flooring throughout and two windows and double doors leading to the rear garden.

First Floor Landing

A spacious and light landing with access to all first floor accommodation, hatch to the loft space and airing cupboard which houses the boiler and hot water cylinder.

Bedroom One & En-Suite

A large double bedroom with a window to the front aspect with fitted shutters and door to the en-suite. The en-suite is fitted with a modern suite comprising a double shower cubicle, W.C., wash hand basin, heated towel rail and a window to the side aspect.

Bedroom Two

A double bedroom with a window to the rear aspect.

Bedroom Three

A small double bedroom with a window to the rear aspect.

Bedroom Four

A good-sized single bedroom with a window to the front aspect.

Family Bathroom

A modern bathroom which is fitted with a white suite comprising a panelled bath with a mixer shower over, wash hand basin, W.C., heated towel rail, window to the side aspect and attractive tiled splash backs.



Garage & Parking

Located to the side of the property, there is a single garage with an up and over door to the front with power and light connected. There is a tandem driveway in front which provides off road parking for two-three vehicles and has a an electric charging point.

Outside

To the front of the property is a small lawned garden area with established shrubs and paved steps leading up to the front door. To the rear there is a pleasantly landscaped garden which has patio seating areas adjoining the house and to the rear of the garden. There are established tree and raised flowers beds enclosed by sleepers and a large lawned area.

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, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east. Banbury railway station is within easy reach and 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. The local area provides a range of primary and secondary schools.



Directions

From Banbury Cross proceed in a southerly direction on South Bar Street, take the right hand turn for Bloxham on the A361. Continue to the round about and take the third exit onto Tyrrell Road. Take the third right for Bidwell Road and the property is located on the right hand side.

Services

All mains' services connected.

Local Authority

Cherwell District Council. Tax band E.

Viewing arrangements

By prior arrangement with Round & Jackson.

Tenure

A freehold property.

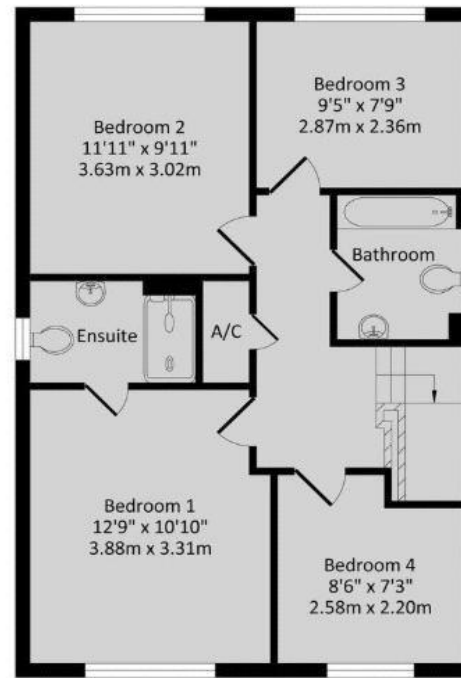
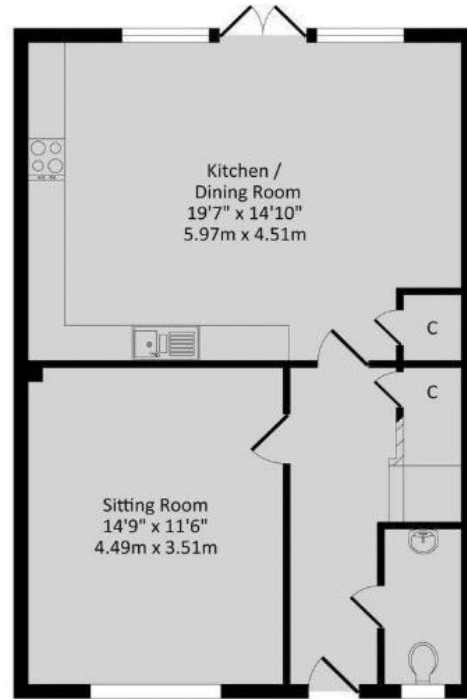
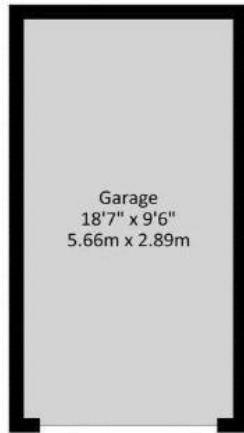
Asking Price: £400,000



Garage
176 sq.ft. (16.40 sq.m.)
approx.

Ground Floor
584 sq.ft. (54.30 sq.m.) approx.

First Floor
584 sq.ft. (54.30 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1344 sq.ft. (125.0 sq.m.) approx.

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances 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	84 B	84 B
69-80	C		
55-68	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

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