



2 Cranleigh Close  
Banbury, Oxon, OX16 9NJ



ROUND & JACKSON  
ESTATE AGENTS





An extended and well presented three bedroom detached bungalow which is pleasantly located within this quiet road within the popular Poet's Corner development in Banbury. Available for sale with no onward chain.

#### The Property

2 Cranleigh Close, Banbury is an extended and well presented three bedroom detached bungalow with a large driveway and private rear garden. The property is located on a quiet and sought after road within the Poet's Corner development on the southern side of town, close to schooling and amenities. The living accommodation comprises of an entrance porch, hallway, large sitting room, dining room, rear lobby, family bathroom and three double bedrooms with an en-suite shower room to the master bedroom. Outside of the property to the front there is a large garden area, driveway and car port in front of the single garage. To the rear of the property is a private garden which is predominantly laid to lawn with a large patio area adjoining the property.

We have prepared a floor plan to show the room sizes and layout, some of the main features include:

#### Entrance Hallway

Accessed via an entrance porch, a central hallway with doors to accommodation, hatch to loft space and airing cupboard which houses the gas fired boiler.

#### Sitting Room

A spacious reception room with a large window to the front aspect, doors to the hallway and dining room and a central fire place (which is not in use).

#### Kitchen

Fitted with a range of modern eye level cabinets with base units and drawers with work surfaces over. There is an inset sink and draining board, integrated washing machine, single oven with a four ring induction hob above and extractor hood over. There are doors leading to the rear lobby and dining room.

#### Dining Room

A large reception room with ample space for a range of furniture. There is a sliding patio door leading to the rear garden and a door to the sitting room.



#### Master Bedroom & En-Suite

A large double bedroom with a window to the front aspect and door to the en-suite. The en-suite is fitted with a modern shower cubicle which is fitted with a mixer shower and rainfall shower over, vanity unit, W.C., heated towel rail and a window to side aspect.

#### Bedroom Two

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

#### Bedroom Three

A double bedroom with a window to the rear aspect.

#### Family Bathroom

Fitted with a panelled bath with a shower over, W.C. and wash hand basin with a window to the rear aspect.

#### Garage

There is a single garage with an up and over door to the front and a personal door to the rear. Power and light are connected.



### Outside

To the front of the property there is a large driveway and car port in front of the garage which provides off road parking for several vehicles. There is a large gravelled garden area with many established shrubs and hedges. To the rear of the property there is a private and enclosed garden which has a large patio seating area, a fitted pergola, a lawned area and a large hedge row to the rear. The shed within the garden has power fitted.

### 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 Cross proceed south via South Bar Street then turn right into the Bloxham Road. Take the second right hand turn Queensway then take your third left turn into Brantwood Rise. Continue to the end of Brantwood Rise to take right into Browning Road and then take the next right into Cranleigh Close where the property will be found on your left-hand side.

### Services

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

### Local Authority

Cherwell District Council. Tax band D.

### Viewing Arrangements

By prior arrangement with Round & Jackson.

### Tenure

A freehold property

**Asking Price: £375,000**





Ground Floor Approx Area = 101.61 sq m / 1094 sq ft  
 Garage Approx Area = 13.67 sq m / 147 sq ft  
 Total Area = 115.28 sq m / 1241 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             |         | 76 C      |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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