



18 Wheatley Close
Banbury, OX16 9TH



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A good sized four-bedroom detached family home, with a garage and a very large rear garden. The property is located on the popular Cherwell Heights development on the south side of town, and provides no onward chain.

The property

18 Wheatley Close, Banbury is a well presented four-bedroom, detached family home with a garage, driveway parking and a large rear garden. The large garden offers good potential to extend the main house (Planning permission and building regulations may be required) The property is located on the popular Cherwell Heights development on the south side of town and is within easy walking distance to local schooling and amenities. The property comes to market with no onward chain. The living accommodation is arranged over two floors, and is well laid out. On the ground floor there is porch, a spacious hallway, W.C, sitting room, kitchen and dining room. On the first floor there is landing, four double bedrooms and a family bathroom. Outside there is a garage with power and lighting and to the rear of the property there is a large lawned garden with a paved patio area and established trees and shrubs. To the front of the property there is a block paved driveway which with some reconfiguration could provide parking for three vehicles. The property is located at the end of a quiet cul-de-sac. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

Entrance Porch

A useful porch with a door leading into the hallway.

Entrance Hallway

A spacious hallway with stairs rising to the first floor and doors leading to all the ground floor rooms.

W.C

Fitted with a cream suite comprising of a toilet and wash basin with vanity storage beneath, tiled splash backs and there is a window to the rear aspect.

Sitting Room

A spacious sitting room with floor to ceiling windows to the front and side aspects. A very bright and airy room with an inset gas fire and a marble surround.

Kitchen

Fitted with a range of beech coloured cabinets with worktops over and tiled splash backs. There is an integrated oven and microwave, four-ring induction hob with extractor over, fridge-freezer, dishwasher and there is space and plumbing for a washing machine. There is a sink and drainer and there is a window and door leading into the rear garden. There is vinyl flooring fitted throughout.



One of the kitchen cabinets houses the Glow-worm gas fired combination boiler. This room could be reconfigured and has potential to be knocked through into the dining room to create a large kitchen diner. (Planning permission and building regulations may be required)

Dining Room

A spacious dining room with a window to the rear aspect and there is a useful built-in understairs storage cupboard. This room could be re-configured and has potential to be knocked through into the kitchen. (Planning permissions and building regulations may be required)

First Floor Landing

There are doors to all the first floor rooms and there is a loft hatch to the roof space. There is a window to the rear aspect and a large built-in shelved storage cupboard.

Bedroom One

A large main bedroom with a window to the front aspect and there are a range of high-quality fitted wardrobes and drawers.

Bedroom Two

A double bedroom with a window to the front aspect.

Bedroom Three

A double bedroom with a window to the rear aspect.



Bedroom Four

A double bedroom with a window to the rear aspect.

Family Bathroom

Fitted with a white suite comprising of a panelled bath, toilet and wash basin with vanity storage beneath. There is a window to the side aspect and there are attractive tiled splash backs.

Garage

A single garage with power and lighting, there is an up-and-over door leading onto the driveway along with a pedestrian door leading into the rear garden and a fitted tap.

Outside

To the rear of the property there is a large lawned garden which wraps around to the rear and side aspects and the garden offers potential to extend the property, should the new owner wish to. There is a paved patio adjoining the house, a pathway and there are established, well stocked plant beds along with gated access to the side. There is a further paved area at the foot of the garden and there is also a wooden shed which will remain as part of the sale. To the front of the property there is large block paved driveway with established planted borders. The driveway could potentially offer parking for three vehicles if some plant beds were removed.



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 north east. 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 the local area provides a wide range of primary and secondary schools.

Directions

Directions From Banbury Cross proceed along South Bar and into the Oxford Road. Continue up the hill, passing the Hospital and Sainsbury's supermarket then bear left before the flyover bridge, and then left again at the roundabout onto Bankside. Take the first left in Chatsworth Drive and then left again into Elton Road. Take the first left into Wheatley Close where Number 18 will be found in the right corner, at the end of the cul-de-sac.

Services

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

Local Authority

Cherwell District Council. Tax band E.

Tenure

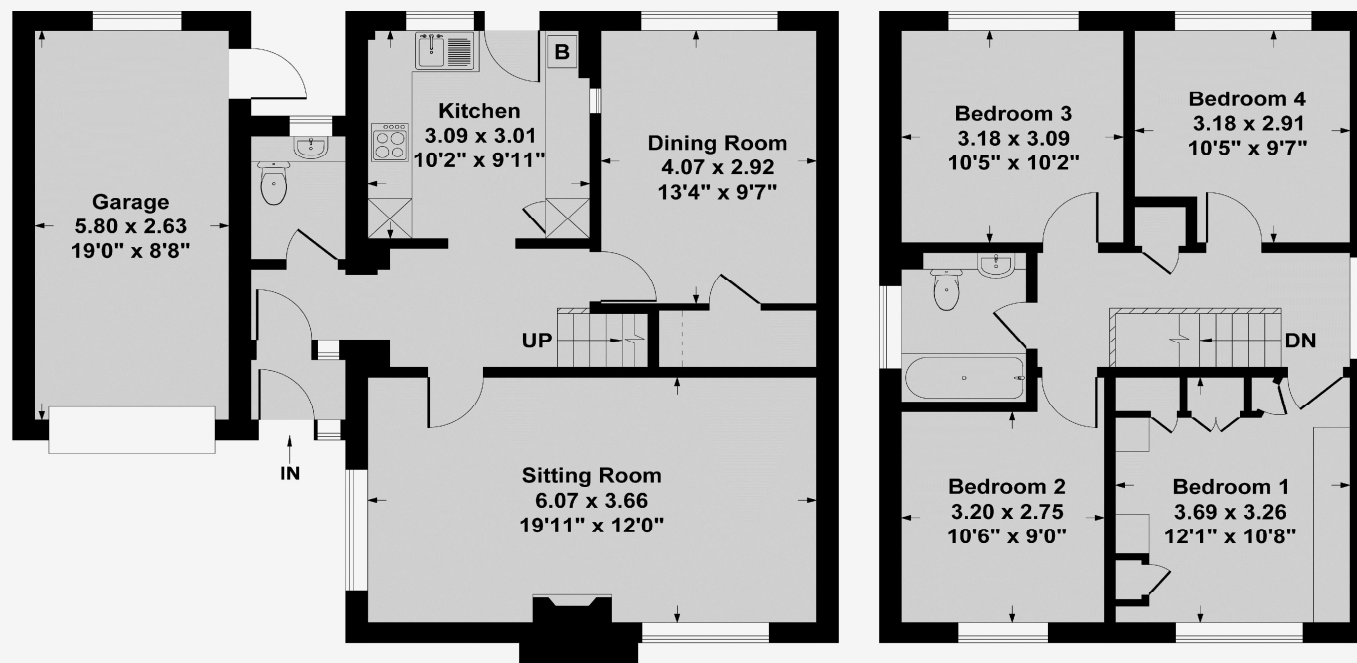
A freehold property.

Viewings

By prior arrangement with Round & Jackson.

Asking Price: £450,000





Garage

Ground Floor

First Floor

Ground Floor Approx Area = 60.36 sq m / 650 sq ft

First Floor Approx Area = 53.50 sq m / 576 sq ft

Garage Approx Area = 16.34 sq m / 176 sq ft

Total Area = 130.20 sq m / 1402 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		
55-68	D	63 D	76 C
39-54	E		
21-38	F		
1-20	G		

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