



23 Hightown Gardens  
Banbury, OX16 9BP





A well presented and spacious detached four-bedroom family home which benefits from having a large rear garden, a garage and driveway parking. Located on this quiet road on the south side of town close to the Hospital and train station.

#### The Property

23 Hightown Gardens, Banbury is a well presented and improved four-bedroom detached family home which benefits from having a large rear garden, a garage and driveway parking and the property is located on a quiet road on the south side of town close to the Horton Hospital and within walking distance of the train station. The property has recently had a newly fitted kitchen, windows and an electric garage door and there have been upgrades to the heating system and a new bathroom and en-suite. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a hallway, W.C, sitting room, kitchen and dining room. On the first floor there is a landing, four bedrooms with a new en-suite to the main bedroom and a new family bathroom. Outside to the rear there is a large lawned garden measuring around 60 feet and to the front there is a garage and driveway parking for two vehicles.

#### Entrance Hallway

Doors leading to all ground floor rooms and stairs rising to the first floor with a useful storage cupboard beneath. Good quality wood effect LVT flooring throughout.



#### Sitting Room

A nice sized sitting room with a bay window to the front aspect.

#### W.C

Fitted with a white suite comprising a toilet and wash basin with a window to the front aspect and continuation of the LVT flooring from the hallway.

#### Kitchen

A spacious and very bright and airy kitchen which has recently been re-fitted with a range of white gloss cabinets with marble effect worktops over. There is space and plumbing for a washing machine and tumble dryer and there is also space for a free standing fridge freezer. There is an integrated double electric oven and a four ring gas hob with extractor hood above. There is an inset sink with drainer and panelled splash backs and there are windows and a door leading into the rear garden and the LVT flooring from the hallway continues. There is a wall mounted Worcester gas fired boiler for the central heating system and hot water.

#### Dining Room

A nice sized formal dining room which could be opened up into the kitchen (With the correct planning and building regulations) There is a sliding patio door leading into the garden and the LVT flooring from the kitchen continues.

#### First Floor Landing

Doors to all the first floor rooms with loft access to the roof space which is partially boarded. There is a large built-in cupboard housing the recently replaced hot water tank.

#### Four First Floor Bedrooms

Bedroom one is a very large double bedroom with a window to the front aspect, fitted wardrobes and a door leading into the en-suite which has recently been refitted with a white suite which comprises a shower cubicle, toilet and wash basin and has a window to the front aspect and there is good quality flooring throughout. Bedroom two is a large double bedroom with a window to the front aspect. Bedroom three is a double bedroom with a window to the rear aspect. Bedroom four is a good sized single bedroom with a window to the rear aspect.

#### Family Bathroom

Fitted with a white suite comprising a panelled bath, toilet and wash basin with attractive tiled splash backs and a window to the rear aspect. There is a large vanity storage cupboard beneath the sink and good quality flooring throughout.

#### Garage

An integrated single garage with ample power sockets and lighting and a newly fitted electric roller door leading onto the driveway.



#### Outside

To the rear of the property there is a large lawned garden measuring around 60 feet which is very private and has established trees and shrubs. There is a paved patio adjoining the house and gated access to the side of the property with outside tap fitted. To the front of the property there is lawned garden with established shrub borders and a tarmac driveway for two vehicles.

#### 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 (56 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 in a Southerly direction on the Oxford Road (A4260). Follow this road for approximately one mile and having passed the hospital turn left onto Hightown Road. Take the first right for Hightown Gardens where Number 23 will be found on your left after a short distance.

#### Services

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

#### Local Authority

Cherwell District Council. Tax band E.

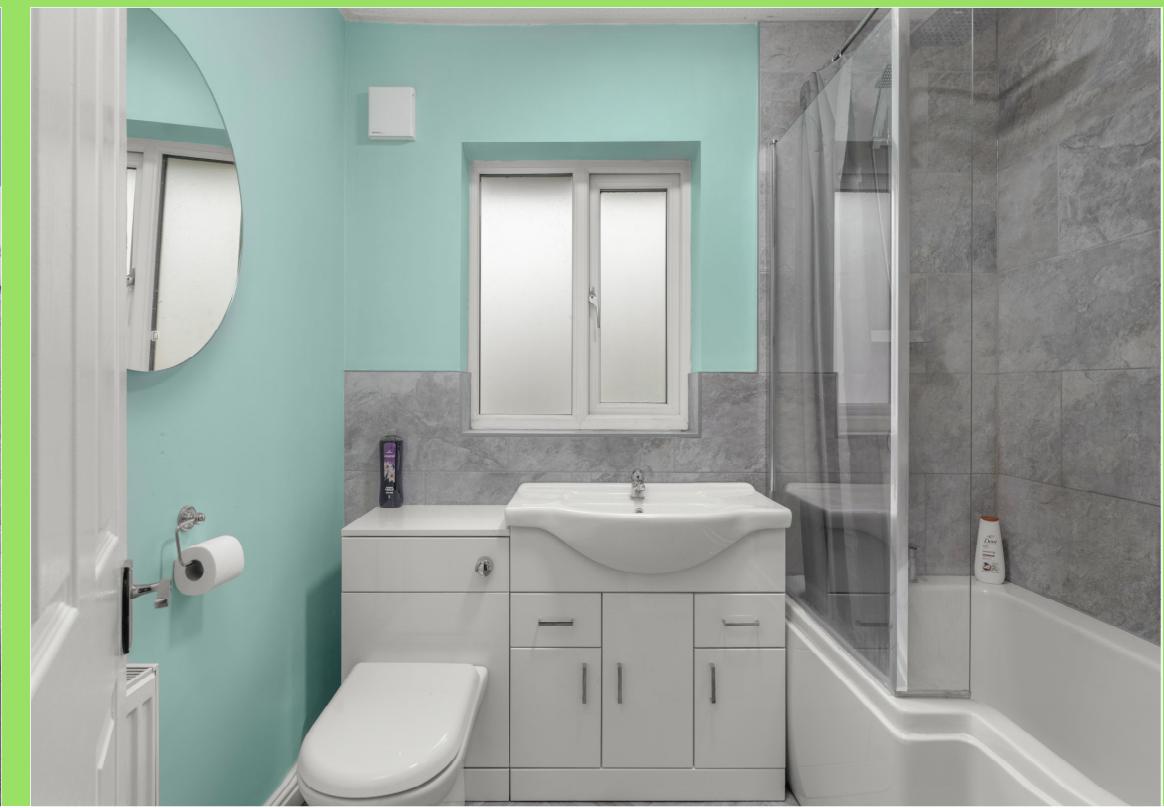
#### Tenure

A freehold property.

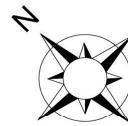
#### Viewing Arrangements

By Prior arrangement with Round & Jackson.

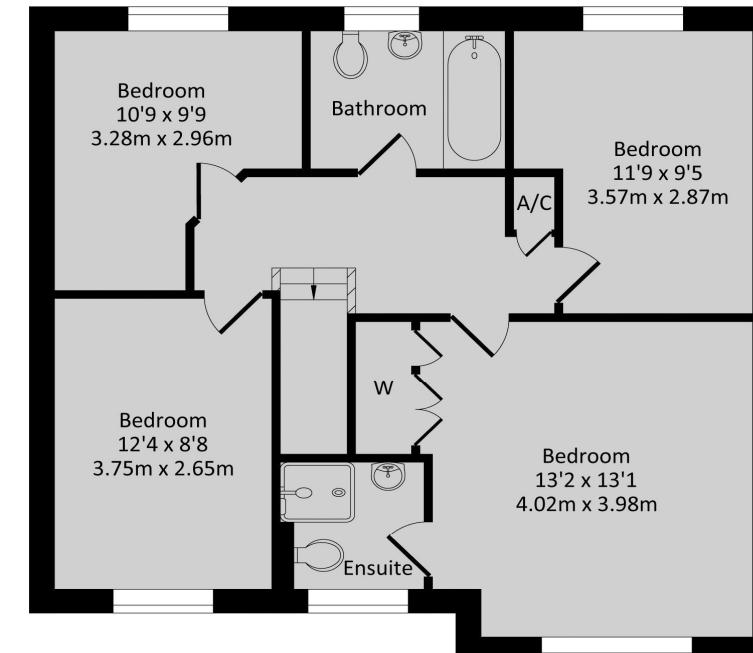
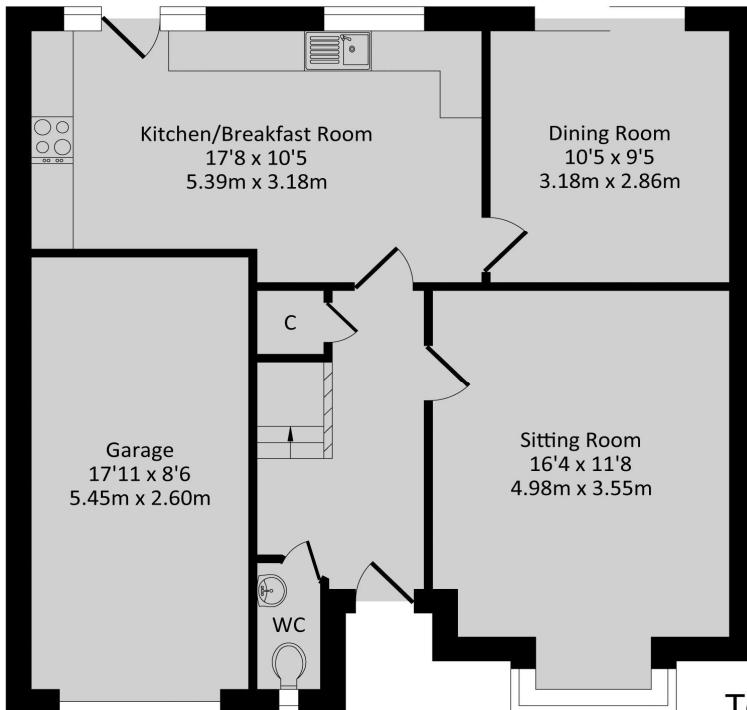
**Asking Price: £485,000**



Ground Floor  
Approx. Floor  
Area 711 Sq.Ft.  
(66.10 Sq.M.)



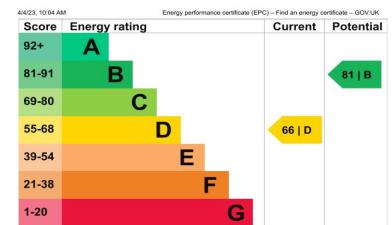
First Floor  
Approx. Floor  
Area 653 Sq.Ft.  
(60.70 Sq.M.)



Total Approx. Floor Area 1364 Sq.Ft. (126.80 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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 no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



**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.

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