



16 Woodhall Drive  
Banbury, OX16 9TY



ROUND & JACKSON  
ESTATE AGENTS









A three-bedroom, semi-detached property with a garage, private rear garden and driveway parking. Located on the popular Cherwell heights development on the south side of town, close to schools and amenities.

#### The property

16 Woodhall Drive, Banbury is a modern, three-bedroom, semi-detached family home with a single garage, driveway parking and a private rear garden. The property benefits from a rear extension at ground floor level and is located on the popular Cherwell heights development on the south side of town. The property is close to local schooling and amenities and is within easy walking distance to the train station. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance porch, sitting room/dining room and an extended kitchen. On the first floor there is a landing, three-bedrooms and a modern re-fitted bathroom. Outside to the rear there is a lawned garden with a patio area and pergola. To the front of the property there is driveway parking for two vehicles and a further lawned area. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Entrance Porch

A good size entrance porch with wood effect flooring throughout and a door into the sitting room.

#### Sitting Room/Dining Room

A spacious sitting room with a wooden feature fireplace which has been boarded over. There is continuation of the wood effect flooring, space for a dining table and chairs and stairs rising to the first floor. There is a sliding door into the garden and a door to the kitchen.

#### Kitchen/Breakfast Room

Forming part of the rear ground floor extension, a good size kitchen/breakfast room with lots of built-in cabinets and a breakfast bar area. There is an integrated fridge/freezer, double oven, electric hob and an extractor hood. There is space and plumbing for a washing machine and dishwasher, tiled splash backs, tiled flooring and a sink with drainer. There is a window to the side as well as a door and a further window to the rear.

#### First Floor Landing

There is access to the roof space and doors to three-bedrooms and the bathroom, as well as a useful storage cupboard housing the hot water tank and gas fired boiler.

#### Bedroom One

A good size double bedroom with a window to the front aspect and built-in wardrobes.

#### Bedroom Two

A good size bedroom with a window to the rear aspect.

#### Bedroom Three

A good size bedroom with a window to the front aspect.

#### Re-fitted bathroom

A quality re-fitted bathroom comprising of a white suite with a panelled bath, corner shower, toilet and wash basin with vanity storage beneath. There is floor to ceiling tiling, good quality flooring and a window to the rear aspect.





### Garage

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

### Outside

There is a patio area to the rear with a pergola as well as a further patio and a lawned area. To the side there is gated access and some storage space, as well as an outside tap. To the front of the property there is driveway parking for up to two cars, a path leading to the front door and a lawned area. The property also benefits from a single garage with an up-and-over door.

### 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 (55 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 along South Bar and into the Oxford Road. Continue past the Hospital and Sainsbury's supermarket then bear left before the flyover bridge and then left again at the roundabout onto Bankside. Take the second left turn into Chatsworth Drive, then second left again into Woodhall Drive. Continue to the top of the road where the property will be found on your right hand side.

### Services

All mains services connected. There is a gas fired boiler located in the landing cupboard.

### Local Authority

Cherwell District Council. Tax band C.

### Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

### Tenure

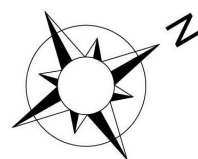
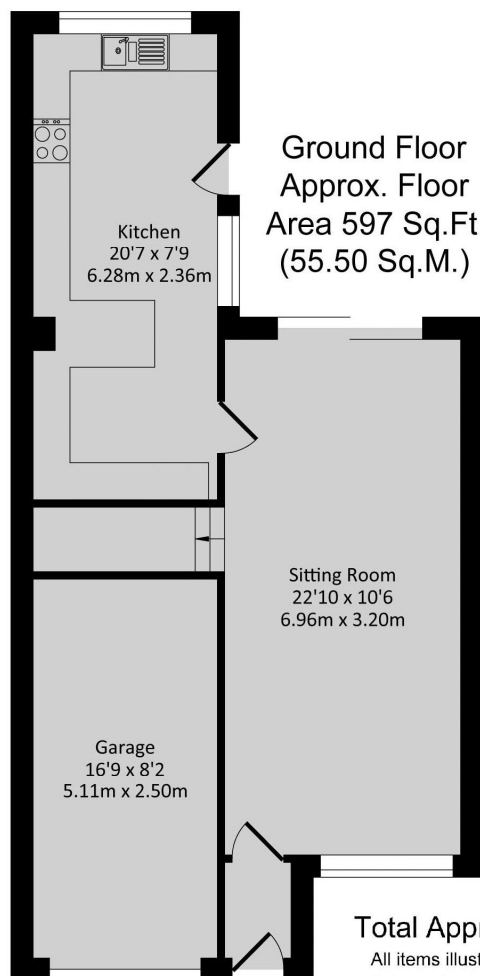
A freehold property.

**Guide Price: £325,000**

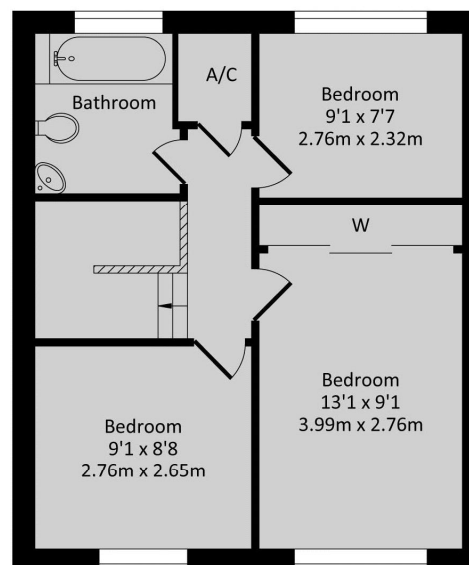








**First Floor**  
Approx. Floor Area 435 Sq.Ft. (40.40 Sq.M.)



**Total Approx. Floor Area 1032 Sq.Ft. (95.90 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	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](http://www.roundandjackson.co.uk)

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