



18 The Magnolias
Banbury, Oxon, OX16 1XF



ROUND & JACKSON
ESTATE AGENTS





A well presented three-bedroom, semi-detached house with driveway parking and a single garage. The property is located towards the end of a popular development and close to a wide range of amenities. Available for sale with no onward chain.

The property

18 The Magnolias, Banbury is a well presented three-bedroom semi-detached house which is pleasantly located to the end of a no through road within this highly regarded development. The property has well laid out accommodation which is arranged over two floors. On the ground floor there is an entrance hallway, sitting room and kitchen/dining room. On the first floor there is a landing, three bedrooms and a family bathroom. Outside of the property to the front there is a lawned garden area and a driveway which provides off road parking in front of the single garage. There is also one allocated parking space within the car park area opposite the house. To the rear of the property there is a pleasant, enclosed garden which is predominantly laid to lawn with established flower and shrub beds with a patio seating area adjoining the house.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Main door to the front, stairs rising to the first floor and door leading to the sitting room.

Sitting Room

A spacious reception room with two windows to the front aspect, under stairs storage cupboard and wood effect flooring.

Kitchen/Dining Room

Fitted with a range of modern eye level cabinets with base units and drawers with work surfaces over. There is an integrated dishwasher, fridge/freezer, single oven with a four ring electric hob over and an extractor hood above. There is an inset sink and draining board, tiled splash backs and flooring, space and plumbing for a washing machine and tumble dryer and a window and double doors leading to the rear garden. Within the dining area there is ample space for furniture.

First Floor Landing

With a hatch to the loft space and doors to all first floor accommodation.

Bedroom One

A good sized double bedroom with two windows to the front aspect.



Bedroom Two

A double bedroom with a window to the rear aspect.

Bedroom Three

A single bedroom with a window to the front aspect and airing cupboard which houses the hot water cylinder.

Family Bathroom

Fitted with a white suite comprising a P shaped panelled bath with shower over, wash hand basin and W.C. There are tiled splash backs and a window to the rear aspect.

Garage and Parking

There is a single garage with an up and over door to the front and a personal door which leads to the garden and there is power and light connected. In front of the garage there is a parking space for one vehicle and within the parking area opposite the property there is one allocated parking space.

Outside

To the front of the property there is a small lawned garden area with established shrubs and hedges and a pathway leading to the front door. The main area of garden is located to the rear and is predominantly laid to lawn with established plant and shrub beds and gravelled borders and a good sized patio seating area adjoining the house and a personal door to the garage.



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 walking distance 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, secondary and boarding schools; the well regarded Harriers Academy and St Marys schools are located nearby. Local leisure retreats include Soho Farm House (11 miles), Tadmorton Golf Club (5.6 miles) and Oxford Westgate (25 miles).

Directions

From Banbury town centre proceed along the Warwick Road and continue out of town for approximately one and a quarter miles. Having passed the Barley Mow Public House, turn right, taking the second exit at the next roundabout onto Highlands. Continue along this road until the sharp right turn and continue straight ahead before the ecumenical church. Continue along this road as it turns into The Magnolias where the property will be found on your right hand side.



Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band B.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson

Tenure

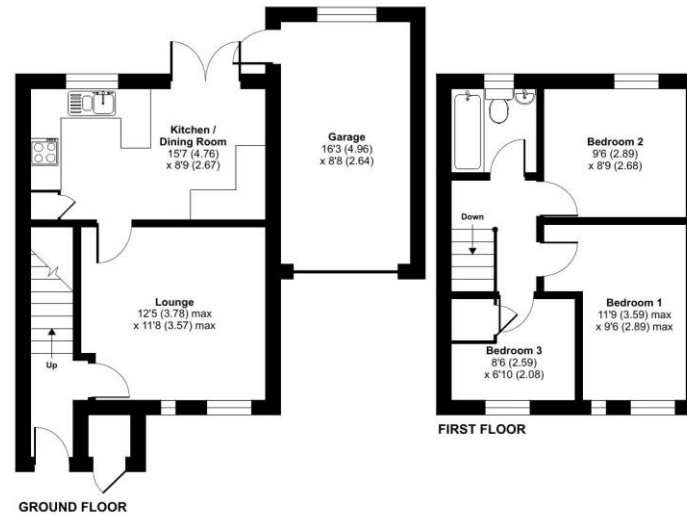
A freehold property.

Asking Price: £310,000

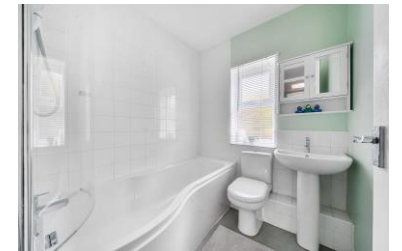


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Approximate Area = 683 sq ft / 63.4 sq m
 Garage = 141 sq ft / 13.1 sq m
 Total = 824 sq ft / 76.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Round & Jackson Estate Agents. REF: 1373063



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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