33 Rosemary Drive

Banbury, Oxon, OX16 1ES

ROUND & JACKSON
ESTATE AGENTS

A beautifully presented and exceptionally versatile four-bedroom townhouse arranged over three floors with a stunning open plan kitchen/family room, garage, driveway parking and small rear garden, situated on the highly sought-after Hanwell Fields development.

The property

A spacious and highly versatile townhouse, situated at the end of a cul-de-sac with roadside parking, overlooking large open fields and ideally positioned adjacent to a park, with a primary school and local shops within walking distance. Arranged over three floors, the property offers flexible accommodation ideally suited to modern family living. The ground floor comprises a welcoming entrance hall, cloakroom and a superb open-plan kitchen, dining and family room, creating an excellent space for everyday living and entertaining. On the first floor are two bedrooms, a family bathroom and an additional versatile room which could be used as either a sitting room or further bedroom. The impressive principal suite occupies the second floor and includes a generous bedroom, an adjoining dressing room or study, a walk-in wardrobe and an en-suite shower room. Outside, there is a small rear garden with gated access to the driveway beyond, together with a single garage and a professionally installed EV charger at the front of the property.

Hallway

A welcoming entrance hall with stairs rising to the first floor, useful under stairs storage and doors leading to the rear garden, the cloakroom and the kitchen/dining/sitting room.

Cloakroom

Fitted with a modern white suite comprising a wash hand basin and WC.

Kitchen/Dining/Sitting Room

A superb open plan living space with windows to the front and rear. The contemporary kitchen is fitted with an extensive range of high gloss units complemented by luxury quartz worktops and a comprehensive range of integrated appliances. There is ample space for both dining and sitting areas, creating a fantastic space for everyday family life and entertaining.

First Floor Landing

Providing access to all first floor accommodation and a staircase rising to the second floor.

Bedroom Two

A spacious bedroom with a Juliette balcony overlooking the front garden, with potential to be used as a sitting room.

Bedroom Three

A good sized room with a window to the front.

Bedroom Four

A good sized room with a window to the rear.

Family Bathroom

Beautifully fitted with a modern white suite comprising a panelled bath with shower over, wash hand basin and WC.

Second Floor Landing

Providing access to the master bedroom and study/office.

Master Bedroom

An impressive double bedroom suite occupying the entire top floor with a built-in wardrobe and access to a stylish en-suite shower room, comprising a WC, wash hand basin and enclosed shower. In addition, there is a good size office/study making this an ideal space for larger families, guests or those working from home.

Rear Garden

The enclosed rear garden has been designed for ease of maintenance and comprises a paved seating area, lawn and gated rear access leading directly to the garage and driveway parking. The garden is enclosed by maintenance-free Colourfence fencing, with approximately 18 years of warranty remaining.

Garage

A single garage with an up and over door to the front. The garage is owned on a long leasehold basis from the owner of the coach house apartment above, with the benefit of a permanent lease and no lease payment payable, providing secure parking or useful storage.

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. The local area provides a range of primary and secondary schools; with NOA a mile away and Hanwell Fields Academy 1/3 mile away.

Directions

From Banbury town centre proceed in a northerly direction along the Southam Road (A423) and take the second exit at the roundabout. Passing Amazon on your right, take the first exit at the roundabout into Duke's Meadow Drive. At the third roundabout turn left into Winter Gardens Way and then take the next turning left into Rosemary Drive. Follow the road around to the left where the property will be found at the end of the cul de sac on your right.

Services

All mains services connected.

Local Authority

Cherwell District Council. Council tax band D.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

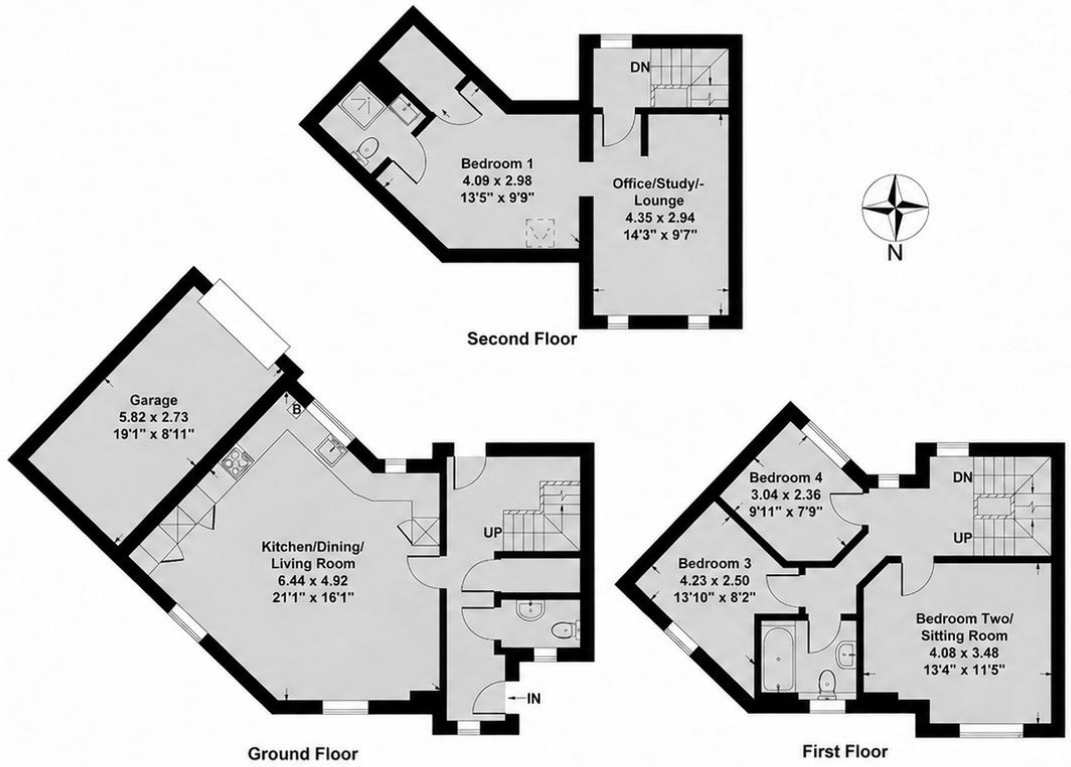
Tenure

A freehold property

Anti Money Laundering

In accordance with the Money Laundering Regulations, all purchasers will be required to complete identity verification and Anti-Money Laundering (AML) checks. These checks must be satisfactorily completed before a sale can be progressed following acceptance of an offer.

Asking Price: £315,000



Ground Floor Approx Area = 44.74 sq m / 482 sq ft
First Floor Approx Area = 41.42 sq m / 446 sq ft
Second Floor Approx Area = 34.32 sq m / 369 sq ft
Garage Approx Area = 14.28 sq m / 154 sq ft
Total Area = 134.76 sq m / 1451 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.

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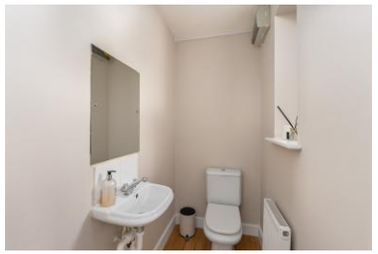

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