

1 Crouch Cottages, Bloxham Road

Banbury, OX16 9UN

ROUND & JACKSON

ESTATE AGENTS













An extended, four-bedroom character home located on a no-through road and benefitting from good sized rooms, versatile layout and a prefabricated garage and private garden. No onward chain.

The property

A spacious and characterful four-bedroom property offering versatile accommodation arranged over two floors. The property benefits from a welcoming sitting room with an open fireplace, separate dining room with traditional Rayburn range cooker, fitted kitchen and conservatory overlooking the rear garden. There is also a particularly spacious additional reception room, offering potential for a variety of uses, together with a useful utility room and ground floor shower room. To the first floor are four bedrooms, including a generous principal bedroom with en-suite bathroom, and a separate family bathroom. Outside, the property enjoys a generous and private rear garden with a large paved patio and lawned area, together with off-road parking and a garage. An appealing character home offering excellent flexibility and scope to suit a variety of buyers. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Sitting Room

A welcoming reception room featuring an open cast-iron fireplace, stairs rising to the first floor and a doorway leading through to the dining room.

Dining Room

A good-sized dining room featuring a traditional Rayburn range cooker, built-in cupboards and a window overlooking the rear garden. There is also a useful storage cupboard housing the mains gas-fired central heating boiler. A doorway leads through to an inner hallway.

Inner Hallway

A useful connecting area with tiled flooring and doors leading to a further spacious reception room, utility room and ground floor shower room.

Kitchen

Fitted with a range of attractive teal-coloured cabinets with worktops over and tiled splash backs. There is an integrated electric oven, electric hob with extractor hood over, a one-and-a-half bowl sink and drainer, space and plumbing for a washing machine and space for an under-counter fridge. Two windows provide plenty of natural light, whilst a glazed door leads into the conservatory.

Conservatory

A good-sized and versatile additional reception space with wood-effect laminate flooring and French doors opening directly onto the rear garden.

Reception Room

A particularly spacious, bright and airy room featuring two windows to the front aspect, including an attractive bay window. This versatile space offers excellent potential for a variety of uses, including a further sitting room, ground floor bedroom or, subject to any necessary consents and alterations, reconfiguration to create an additional kitchen/dining area.

Utility Room

A generous and practical room fitted with a range of beech-effect cabinets with worktops over. There is a four-ring electric hob, electric oven, sink and drainer and space and plumbing for a washing machine. Further features include tiled flooring, windows overlooking the rear garden and a door providing direct access outside.

Ground Floor Shower Room

Fitted with a white suite comprising a shower cubicle with electric shower, toilet and wash basin with storage beneath. There is also a window to the rear aspect.

First Floor Landing

With doors leading to all first-floor accommodation and a loft hatch providing access to the roof space.





Bedroom One and En-Suite
With doors leading to all first-floor accommodation and a loft hatch providing access to the roof space. The en-suite is fitted with a white suite comprising a panelled bath with electric shower over, toilet and wash basin. There are tiled splash backs, vinyl flooring and a window to the rear aspect.

Bedroom Two
A large and bright double bedroom featuring two windows to the front aspect, providing an abundance of natural light.

Bedroom Three
A good-sized double bedroom with a window to the front aspect, a useful built-in storage cupboard and an attractive original cast-iron fireplace, adding character to the room.

Bedroom Four
A good-sized single bedroom with a window overlooking the rear garden and an original cast-iron fireplace providing an attractive period feature.

Family Bathroom
Fitted with a grey suite comprising a panelled bath with electric shower over, toilet and wash basin. There are tiled splash backs, wood-effect flooring and a window to the rear aspect.

Outside
The property benefits from a generous and private rear garden, predominantly laid to lawn and complemented by a variety of established trees, mature shrubs and bushes, creating an attractive and secluded outdoor setting. Immediately adjoining the property is a large paved patio area, ideal for outdoor dining and entertaining. A retaining wall and steps lead up to the main lawned garden, whilst gated access is provided to the side of the property. There is a further tarmac area providing off-road parking, together with a prefabricated garage positioned within a wooded area of the grounds.

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 in a southerly direction via south Bar Street and turn right onto the Bloxham Road (A361). Continue along this road passing the Easington public house and then go straight ahead at the next roundabout. At the following roundabout turn right and almost back on yourself and the property will be found on your left hand side.

Services
All mains services connected. The gas fired boiler is located in the dining room cupboard.

Local Authority
Cherwell District Council. Tax Band B.

Tenure
A freehold property.

In line with current Anti-Money Laundering regulations, all buyers are required to complete identity and Anti-Money Laundering checks before we are able to mark a property as Sold Subject to Contract.

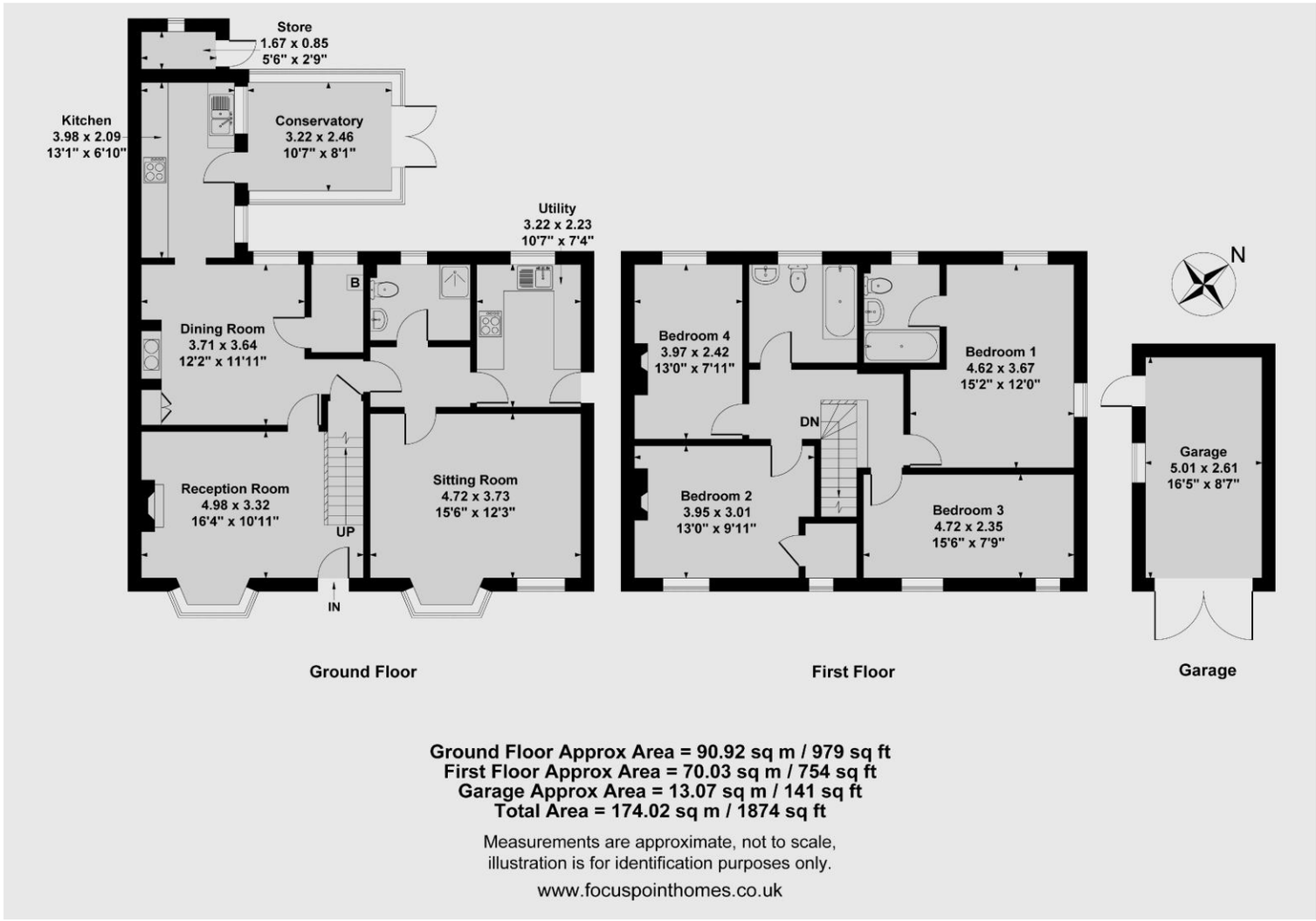
Asking Price: **£475,000**











Ground Floor Approx Area = 90.92 sq m / 979 sq ft
First Floor Approx Area = 70.03 sq m / 754 sq ft
Garage Approx Area = 13.07 sq m / 141 sq ft
Total Area = 174.02 sq m / 1874 sq ft

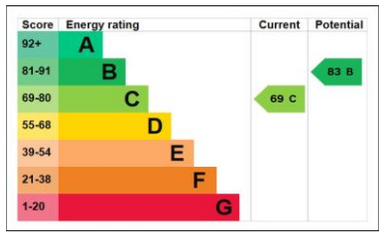
Measurements are approximate, not to scale,
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