



19 The Magnolias
Banbury, OX16 1XF



ROUND & JACKSON
ESTATE AGENTS





A well-presented and extended three-bedroom detached home, located on the popular northern side of Banbury. The property benefits from a low-maintenance rear garden, a double driveway and is close to local amenities and schools.

The property

An extended and very well-presented three-bedroom detached family home, pleasantly situated in a quiet cul-de-sac on the popular northern side of Banbury, close to local schooling, amenities and excellent transport links. The property has been thoughtfully extended to the front, creating additional ground floor living space, and is ideal for modern family life. The accommodation comprises an entrance hallway, a spacious sitting room, a well-appointed kitchen/dining room, a useful utility room and a ground floor WC. Upstairs, there are three good-sized bedrooms and a contemporary family bathroom. Outside, the property benefits from a low-maintenance rear garden, providing an ideal space for relaxing and entertaining, whilst to the front there is driveway parking for two vehicles. We have prepared a floor plan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Forming part of the front extension, a spacious and welcoming hallway with attractive wooden flooring, a window to the side aspect and stairs rising to the first floor. High-quality five-panel doors lead to the ground floor accommodation, including the W.C and utility room, whilst a glazed door opens into the sitting room.

Utility Room

Forming part of the front extension, a useful utility room fitted with built-in cupboards and a worktop. There is space and plumbing for a washing machine and tumble dryer, a window to the front aspect and the wooden flooring continues throughout.

Ground Floor W.C

Fitted with a modern white suite comprising a toilet and wash hand basin with vanity storage beneath. There is a heated towel rail, a window to the front aspect and the wooden flooring continues from the hallway.

Sitting Room

A spacious and comfortable reception room with French doors opening onto the rear garden. A glazed door leads through to the kitchen and there is a useful understairs storage cupboard housing the Worcester Bosch gas-fired combination boiler with a fitted light.

Kitchen

Fitted with an attractive range of cream shaker-style units with wood-effect worktops and matching upstands. There is an inset sink and drainer, an integrated fridge/freezer, double electric oven, four-ring electric hob with extractor hood above, space for a dishwasher and wooden flooring throughout. A window to the front aspect provides natural light and a glazed door gives access to the rear garden.

First Floor Landing

With high-quality five-panel doors leading to all first floor rooms. There is a window to the front aspect and a loft hatch providing access to the insulated roof space, which has a fitted light.

Bedroom One

A good-sized double bedroom with a window overlooking the rear garden. There is a useful built-in shelved storage cupboard together with ample space for additional bedroom furniture.

Bedroom Two

A comfortable single bedroom with a window to the rear aspect and space for bedroom furniture.



Bedroom Three

Currently used as a home office, this versatile single bedroom has a window to the rear aspect and would also make an ideal child's bedroom or study.

Family Bathroom

Beautifully refitted approximately two years ago with a modern white suite comprising a panelled bath with rainfall shower and separate handheld attachment over, a toilet and a wash hand basin with vanity storage beneath. There are attractive tiled splash backs, wood-effect flooring, a heated towel rail and a window to the front aspect.

Outside

To the rear, there is a good-sized paved garden designed for low-maintenance living, with gravelled borders and a concrete storage shed. Gated access leads to the double driveway. To the front of the property, there is an attractive, well-stocked planted bed with established trees and shrubs together with a paved pathway leading to the front door. To the side, a tarmac and concrete driveway provides off-road parking for two vehicles and benefits from gated access into the rear garden.



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 bend and then bear left 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. The gas-fired boiler is located in the understairs cupboard.

Local Authority

Cherwell District Council. Tax band C.

Viewing arrangements

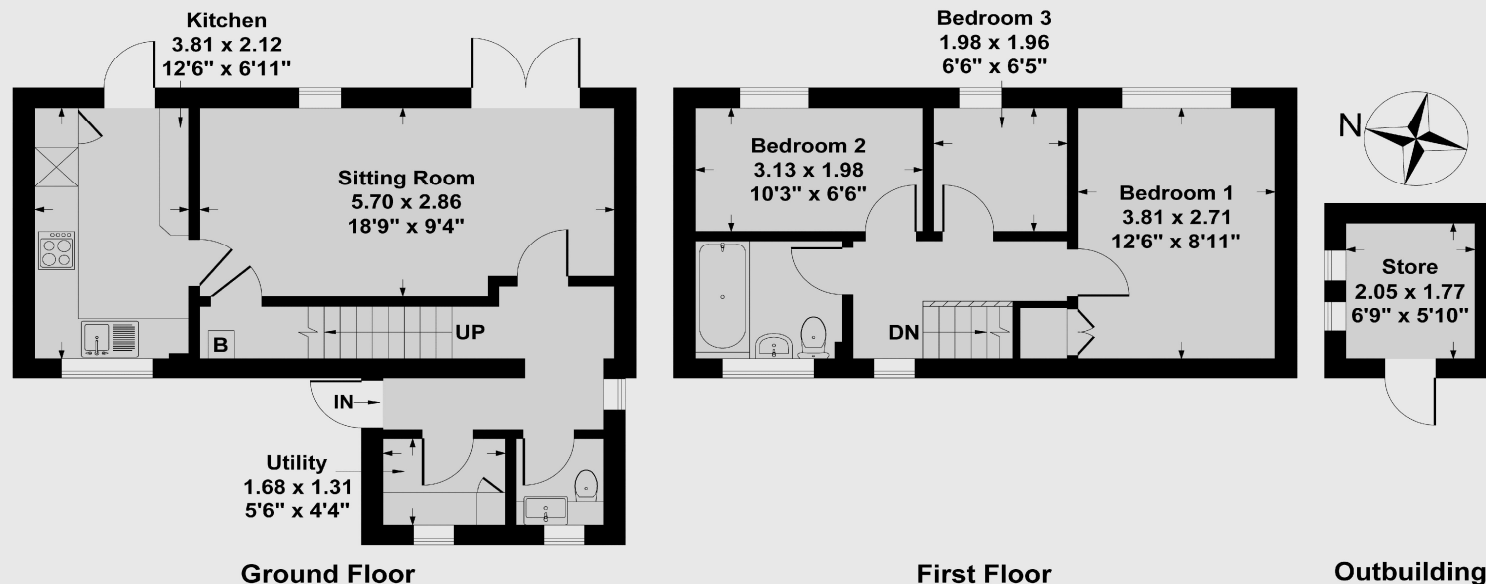
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £310,000





Ground Floor Approx Area = 37.96 sq m / 408 sq ft
 First Floor Approx Area = 30.33 sq m / 327 sq ft
 Outbuilding Approx Area = 3.62 sq m / 39 sq ft
 Total Area = 71.91 sq m / 774 sq ft

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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