

# 2 Wheatley Close

Banbury, OX16 9TH

ROUND & JACKSON

ESTATE AGENTS













An immaculately presented four-bedroom detached family home with a part-converted garage, a private rear garden and a purpose-built one-bedroom annexe. Located on the popular Cherwell Heights development on the south side of town, close to local schooling and amenities.

## The property

2 Wheatley Close, Banbury is an immaculately presented, four-bedroom detached family home with a part-converted garage, a private rear garden and the property benefits from having a purpose-built, self-contained one-bedroom annexe. The property is located on the popular Cherwell Heights development and is located in a quiet cul-de-sac, close to local schooling and amenities. The main house has living accommodation arranged over two floors and is as follows; entrance hallway, W.C, sitting/dining room, kitchen/breakfast room, a conservatory and there is a part converted garage incorporating a utility area. On the first floor there is a spacious landing, four good-sized bedrooms and a family bathroom. Outside there is a private, well-stocked, lawned rear garden and to the front there is ample driveway parking for several vehicles. The annexe has living accommodation over ground floor level and is as follows; sitting/dining room, kitchen, double bedroom and a shower room with W.C. There is a pleasant courtyard garden to the rear and gated access from the garden. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

## Entrance Hallway

A spacious and welcoming hallway with doors leading the the ground floor rooms and stairs rising to the first floor.

## Cloakroom W.C

Fitted with a white suite comprising of a toilet and a wash basin, with a vanity storage cupboard beneath. Window to the front aspect.

## Sitting/Dining Room

A spacious room with a large window to the front aspect and there is sliding door leading into the conservatory. There is a central fireplace with a stone surround and an inset gas fire. The room has plenty of space for furniture and a dining table and chairs.

## Kitchen/Breakfast Room

Fitted with a range of cream-coloured cabinets with worktops over and tiled splash backs. There is a useful breakfast bar area and doors leading into the hallway, utility/garage and to the rear garden. There are a range of integrated appliances including a fridge-freezer, washing machine and a dishwasher. There is also an integrated double electric oven and microwave combo, a four-ring electric hob and an extractor hood and also an inset sink with drainer.

## Utility/Garage

From the kitchen there is access to a useful utility area with a window to the side aspect and a door leading into a further storage area. The utility area houses the Glow-worm gas fired boiler for the central heating and hot water systems. The front storage area has an up-and-over door onto the driveway.

## First Floor Accommodation

On the first floor there is a spacious landing with doors leading off and a window to the front aspect. There is a loft hatch to the roof space. The main bedroom is a large double bedroom with a window to the front aspect and fitted wardrobes. Bedroom two is a large double bedroom with a window to the rear aspect, fitted wardrobes and there is a built-in cupboard with hanging rail. Bedroom three is a double bedroom with a window to the rear aspect and a built-in cupboard with hanging rail. Bedroom four is a good-sized single bedroom with a window to the front aspect and a built-in storage cupboard which houses the hot water tank. The family bathroom is fitted with a modern four-piece suite comprising of a panelled bath, shower cubicle, toilet and a wash-basin. There are a range of fitted cupboards, tiled splash backs, tiled flooring, a heated towel rail and there is a window to the rear aspect.





## Conservatory
A really useful addition to the property with tiled flooring and a glazed roof. There is fitted central heating and French doors leading into the garden. Internal door leading into the annexe.

## Annexe
A purpose built and little used self-contained annexe that was added in 2006. The annexe offers a good amount of extra space and is ideal for independent living. There is a large sitting/dining room with a window to the front aspect, a well fitted kitchen with a range of cabinets, an integrated oven, four ring hob and extractor hood and there is space and plumbing for a washing machine and fridge-freezer. The kitchen has a window to the rear and a side access door into the garden. The bedroom is a good sized double bedroom with a window overlooking the rear garden and fitted wardrobes. The shower room is well fitted with a good quality suite comprising of a shower, toilet and wash-basin. There are panelled splash backs, tiled flooring and there is a heated towel rail. Window to the rear aspect. The annexe has a private courtyard garden and gated access onto Wheatley Close.

## Outside
To the rear of the property there is a pretty, and very private lawned garden with established plant beds, shrubs and bushes. There is a paved area, and space for a shed, along with a further paved patio area, ideal for relaxing. There are low maintenance gravelled areas, an outside tap and there is gated access to both sides of the property. The annexe has its own courtyard area and an outside tap.

## Agents Notes
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.

## 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 wide range of primary and secondary schools.

## Directions
Directions From Banbury Cross proceed along South Bar and into the Oxford Road. Continue past the hospital and Sainsbury's supermarket the bear left before the flyover bridge and then left again at the roundabout onto Bankside. Take the first left in Chatsworth Drive and then left again into Elton Road. Take the first left into Wheatley Close where Number 2 will be found immediately on your right-hand side.

## Services
All mains services connected. The gas fired boiler is located in the kitchen.

## Local Authority
Cherwell District Council. Tax band E for the main house. Tax band A for the annexe.

## Tenure
A freehold property.

## Viewings
By prior arrangement with Round & Jackson.

## Agents Note
The annexe has its own Council Tax rating of A and also has its own EPC.

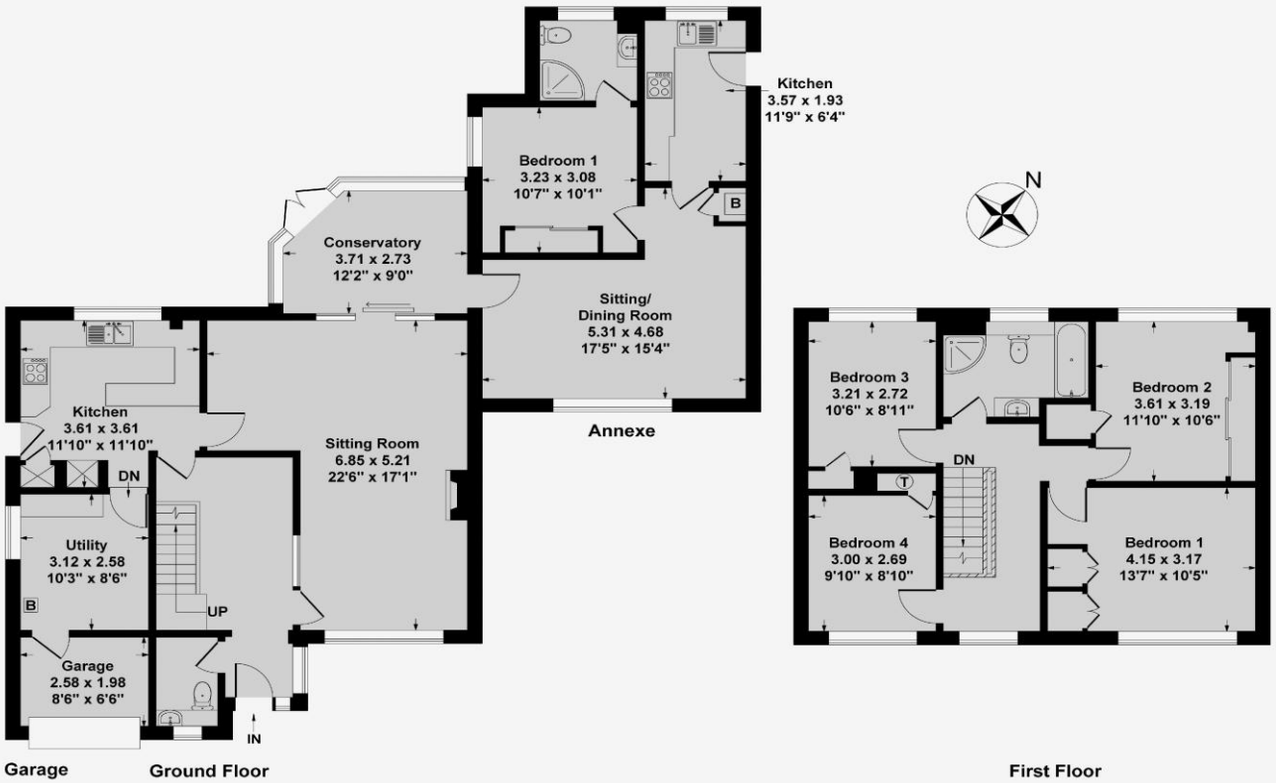
# Asking Price: **£612,500**












**Ground Floor Approx Area = 77.00 sq m / 829 sq ft**
**First Floor Approx Area = 60.70 sq m / 653 sq ft**
**Annexe = 41.80 sq m / 450 sq ft**
**Garage = 5.10 sq m / 55 sq ft**
**Total Area = 184.60 sq m / 1987 sq ft**

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

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