



8 Elton Road
Banbury, OX16 9TL



ROUND & JACKSON
ESTATE AGENTS





An immaculately presented and significantly extended, four-bedroom detached family home with a landscaped rear garden, a garage and driveway parking for many vehicles. Located on the popular Cherwell Heights development on the south side of town.

The Property

Elton Road, Banbury is an immaculately presented and significantly extended, four-bedroom detached family home with a landscaped rear garden, a single garage and driveway parking for many vehicles. The property has been owned for the last 15 years and has been fully updated throughout in this time. The property sits on a favourable corner plot within the popular Cherwell Heights development. There are three primary schools within easy walking distance along with two secondary schools.

The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a hallway, W.C, sitting room, kitchen and a large and impressive dining room extension. There is also a ground floor bedroom which could be used as a study or playroom. On the first floor there is a landing, three double bedrooms and a family bathroom. Outside to the rear there is an artificial lawned and paved, landscaped garden and there is a large wooden workshop with power and lighting fitted. To the front of the property there is a tarmac driveway which provides parking for up to 6 vehicles, a lawned area, and a further large lawned area to the side. There is a single garage with power and lighting. We have prepared a floor plan to show the room sizes and layout, some of the main features include:



Entrance Hallway

Doors leading to the ground floor rooms, stairs rising to the first floor and high-quality LVT wood effect flooring throughout.

Bedroom Four/Study/Playroom

Currently used as a fourth bedroom but lends itself to many uses. Window to the side aspect.

Sitting Room

A spacious, bright and airy sitting room with a full-length window to the front aspect and further window to the side. Attractive panelled wall and recently fitted, log burning stove. Door leading into the kitchen.

Kitchen

A spacious kitchen which is semi open plan leading into the dining room extension. The kitchen is fitted with high-quality Rational cabinets with worktops over and panelled splash backs. There is an integrated fridge-freezer, and integrated Bosch electric oven and a Miele induction hob with extractor hood over. There is space and plumbing for a washing machine and a dish washer and an inset sink with drainer. There is a fitted water softener and attractive tiled flooring throughout and there is a useful, understairs storage cupboard. The Vaillant gas fired combination boiler is located here and is around 3 years old.

W.C

A spacious W.C which is fitted with a white suite comprising of a toilet and washbasin. Attractive floor to ceiling white tiling, tiled flooring and a window to the side aspect.





Dining Extension

A superb addition to the property from 2020. Creating a large, open plan entertaining space with a vaulted ceiling, 4 Velux windows and high-quality Origin bi-folding doors. There is a large amount of space for a dining table and chairs along with other furniture. There is high-quality LVT wood effect flooring throughout and further windows to the side aspects. A lovely, bright and airy living space which is semi open plan into the kitchen.

First Floor Landing

Doors to all the first floor rooms. Loft hatch to the roof space which is significantly boarded, fully insulated and there is lighting and a ladder fitted.

Bedroom One

A large main bedroom with fitted wardrobes, drawers and there is a window to the rear aspect.

Bedroom Two

A double bedroom with a window to the front aspect.

Bedroom Three

A double bedroom with a window to the front aspect.

Family Bathroom

High-quality fitted bathroom with a white suite comprising of a panelled bath, toilet and a wash-basin set within a vanity storage cupboard. There is a heated towel rail/radiator, quality floor to ceiling tiling and there is quality LVT flooring and a window to the side aspect.



Garage

A single garage with power and lighting fitted. Double doors onto the driveway and there is a window to the rear.

Outside

To the rear there is a completely private, landscaped garden with a central, artificial lawned area surrounded by high-quality porcelain paving. There is a large wooden workshop with power and lighting and a sleeper edged plant bed along with gated access onto the driveway. There is further gated access to a useful side storage area where the water softener is located. To the front of the property there is a tarmac driveway which provides parking for up to 6 vehicles. There is a lawned garden to the front and a further large lawned area to the side along with a useful, wooden bin store. Outside tap fitted.

Services

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

Local Authority

Cherwell District Council. Tax band D.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

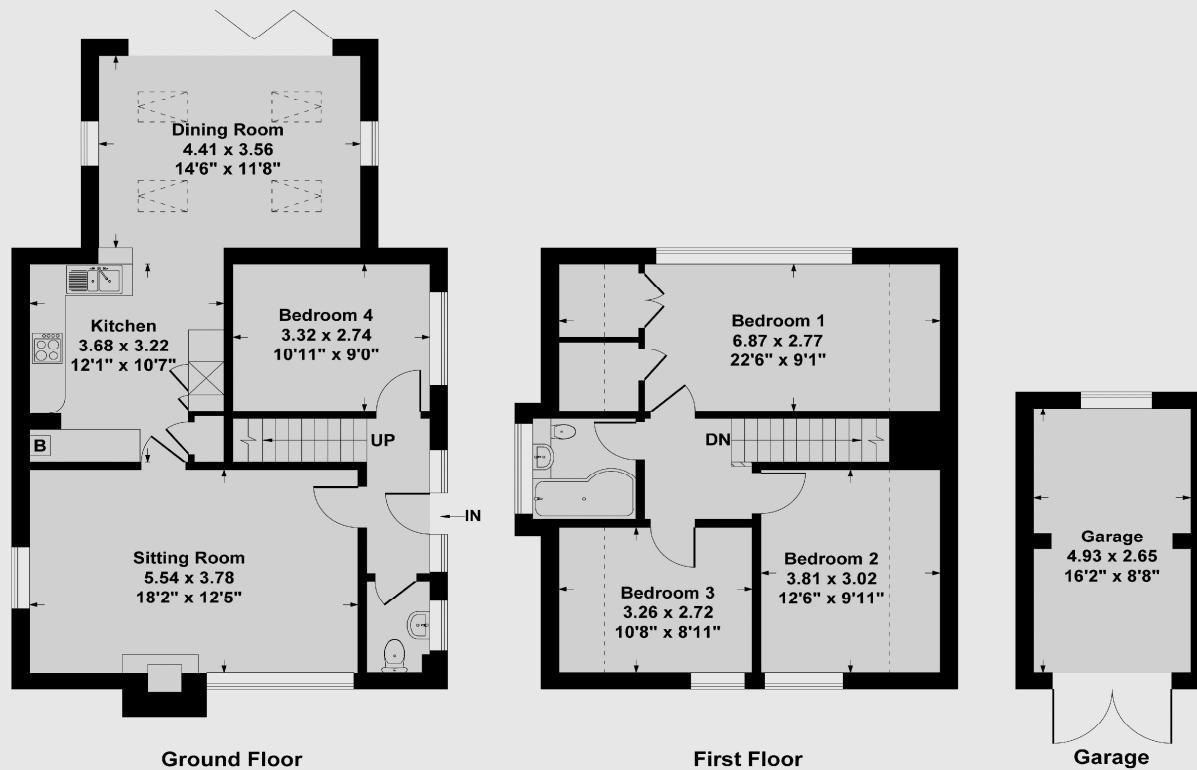
A freehold property.

Agents Note

The property is owned by someone who has links to Round & Jackson.







Ground Floor Approx Area = 68.67 sq m / 739 sq ft
First Floor Approx Area = 49.75 sq m / 536 sq ft
Garage Approx Area = 13.06 sq m / 141 sq ft
Total Area = 131.48 sq m / 1416 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.
www.focuspointhomes.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T 01295 279953 E office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T 01295 720683 E office@roundandjackson.co.uk

www.roundandjackson.co.uk

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.



ROUND & JACKSON
ESTATE AGENTS