



7 Sage Close

Banbury, Oxon, OX16 1UU



ROUND & JACKSON
ESTATE AGENTS





A well presented and exceptionally spacious freehold coach house apartment with a garage, private parking and a private garden, quietly tucked away in a peaceful and well-kept cul-de-sac on the highly sought-after Hanwell Fields development.

The property

7 Sage Close, Banbury is a beautifully presented and generously proportioned apartment, situated on one of the most desirable roads within the highly regarded Hanwell Fields development. Benefitting from its own private entrance, the property has been tastefully decorated throughout. The thoughtfully designed first-floor accommodation is accessed via a staircase from the entrance hall. Arranged around a central landing, the accommodation comprises a particularly spacious open-plan kitchen, dining and living area, a generous double bedroom with built-in wardrobes, and a contemporary bathroom. A notable advantage of the property is the substantial loft space, accessed directly from the landing, providing excellent storage potential. Further benefits include a garage located beneath the apartment, a useful store room, and a private driveway parking space. One of the property's standout features is the private garden, which is positioned just beyond the parking area, offering an attractive and secluded outdoor space to enjoy. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Hallway

Main entrance door to the front with stairs rising to the first floor.

First Floor Landing

A light and airy landing with a hatch to the loft space, a useful cupboard and doors to all accommodation.

Sitting/Dining/Kitchen

A superb open plan room with double doors opening onto a Juliet balcony to the front. Within the sitting/dining area there is ample space for living and dining furniture. The kitchen is well fitted with a range of modern eye level cabinets, base units and drawers with work surfaces and an inset sink and drainer. There is a fitted breakfast bar, a four ring gas hob with extractor over and an oven beneath, a brand-new washing machine and space for a fridge/freezer. Windows to the front and rear aspect.

Master Bedroom

A large double bedroom with a window to the front and built in wardrobes.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath with shower over, a wash hand basin and WC. Window to the rear, porcelain tiled flooring.

Garage, Store and Parking.

A single garage with power and light connected and an up and over door to the rear. There is also a useful storeroom. The rear parking forecourt is owned by the Coach House apartment. Within this area there is a driveway located to the front of the garage and there is a visitor space at the foot of the parking area.

Garden

A private garden located at the foot of the parking area.

Additional Information

All mains services connected.

Local Authority

Cherwell District Council. Tax band A.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.



Agents Note

The entire rear parking area is included within the ownership of the Coach House, with the sole exception of the tarmac parking space for one vehicle adjacent to the leased garage belonging to No. 5. This garage is leased on a 999 year lease without payment to the owner of number 5 Sage Close.

Directions

From Banbury Cross proceed north and turn left at the crossroad traffic lights into the Warwick Road. Continue for approximately one and a half miles, past the Barley Mow public house and turn right at the second roundabout into the Hanwell Fields development. Turn right at the second roundabout into Winter Gardens way then turn right at the T-junction into Sage Close. Number 7 will be found on your left after a short distance.

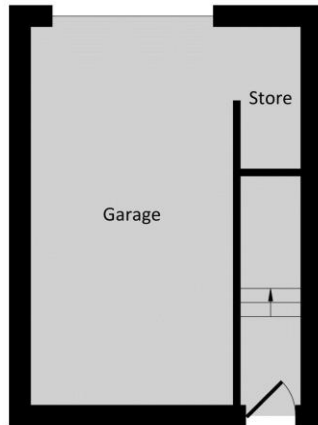
Situation

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 (51 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. Hanwell Fields is a very popular residential area located on the northern outskirts of town. Close by are many amenities including a highly renowned primary school, a mini supermarket, The Hanwell Arms public house, a community centre and an Indian food restaurant. Sage Close is a lovely part of the development being tucked away and with well kept properties and gardens surrounding.

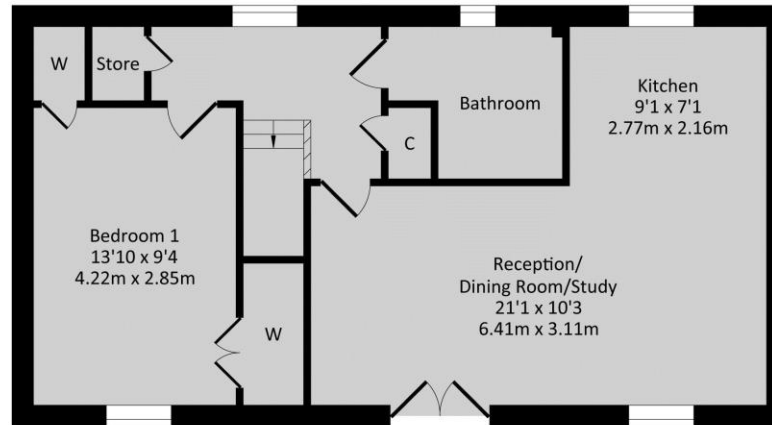
Asking Price: £240,000



Ground Floor
Approx. Floor
Area 220 Sq.Ft.
(20.40 Sq.M.)



First Floor
Approx. Floor
Area 596 Sq.Ft.
(55.40 Sq.M.)



Total Approx. Floor Area 816 Sq.Ft. (75.80 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	74 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.

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