



138 Bath Road  
Banbury, Oxon, OX16 0TR



ROUND & JACKSON  
ESTATE AGENTS





A beautifully renovated Victorian townhouse located within one of Banbury's most prestigious addresses, combining elegant period character with exceptional contemporary living. The property has versatile accommodation over four floors, a stunning open plan kitchen/family room, landscaped gardens, driveway, garage and a converted basement, all within walking distance of People's Park and the town centre.

**Entrance**

#### Hallway

A welcoming hall with stairs to the first floor and doors lead to all ground floor accommodation.

#### Sitting Room

A beautiful reception room with an attractive box bay window to the front, high ceilings, picture rails, decorative coving and an open fireplace with recessed shelving.

#### Dining Room

A superb formal dining room, ideal for entertaining, centred around an attractive fireplace with recessed shelving and fitted storage to either side.

#### Kitchen/Dining/Family Room

A stunning open plan kitchen/dining/family room which forms the heart of the home, designed with both style and functionality in mind. This exceptional space is full of natural light and finished to a high standard, featuring a contemporary kitchen with sleek handleless units, premium work surfaces and a full suite of integrated appliances. A central island with breakfast bar provides the perfect setting for casual dining and entertaining, whilst the dedicated dining area and family seating space create a wonderful sense of flow for modern living. There is also a useful built-in study area, ideal for home working. The room enjoys a superb connection to the garden with double doors and two sets of bi-folding doors leading out from the dining/family area.

#### First Floor Accommodation

The first floor offers beautifully proportioned accommodation comprising two generous double bedrooms, both retaining the charm and character expected of a Victorian home with high ceilings and attractive period features. There is also a useful study, ideal for those working from home, together with a luxurious family bathroom fitted to an exceptional standard and a separate cloakroom.

#### Second Floor Accommodation

The second floor provides two further well-proportioned bedrooms, including a spacious double bedroom and a comfortable single bedroom, offering flexible accommodation for family members, guests or a home office. There is also access to useful loft storage.

#### Lower Ground Floor

The converted basement provides exceptionally versatile accommodation and has been finished to a high standard throughout. Comprising a spacious reception room which could equally be used as an additional bedroom, a further generous double bedroom and a contemporary shower room, this level offers excellent flexibility and would be ideal as a self-contained annexe for a relative, guest accommodation, independent teenagers or those working from home.





### Outside

The property occupies an enviable position on one of Banbury's most desirable roads and benefits from features rarely found with Victorian homes of this calibre, including a private driveway and detached garage. The gardens extend to the side and rear and have been expertly landscaped to create a wonderful series of outdoor living spaces. Beautiful paved seating areas are complemented by attractive planted borders, decorative shingle sections and an abundance of mature planting, creating a private and peaceful setting that is perfect for both relaxing and entertaining

### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band D.

### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

### Agents Note

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.

### Directions

From Banbury Cross proceed in a westerly direction via West Bar Street and continue into the Broughton Road. After passing the College on your right take the next turning on the right into Bath Road. Follow the bend to the right where the property will be found on the corner of Park Road.

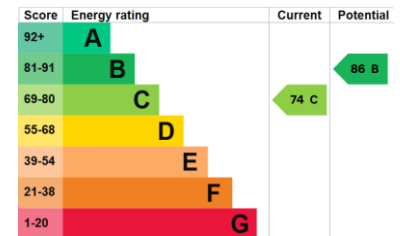
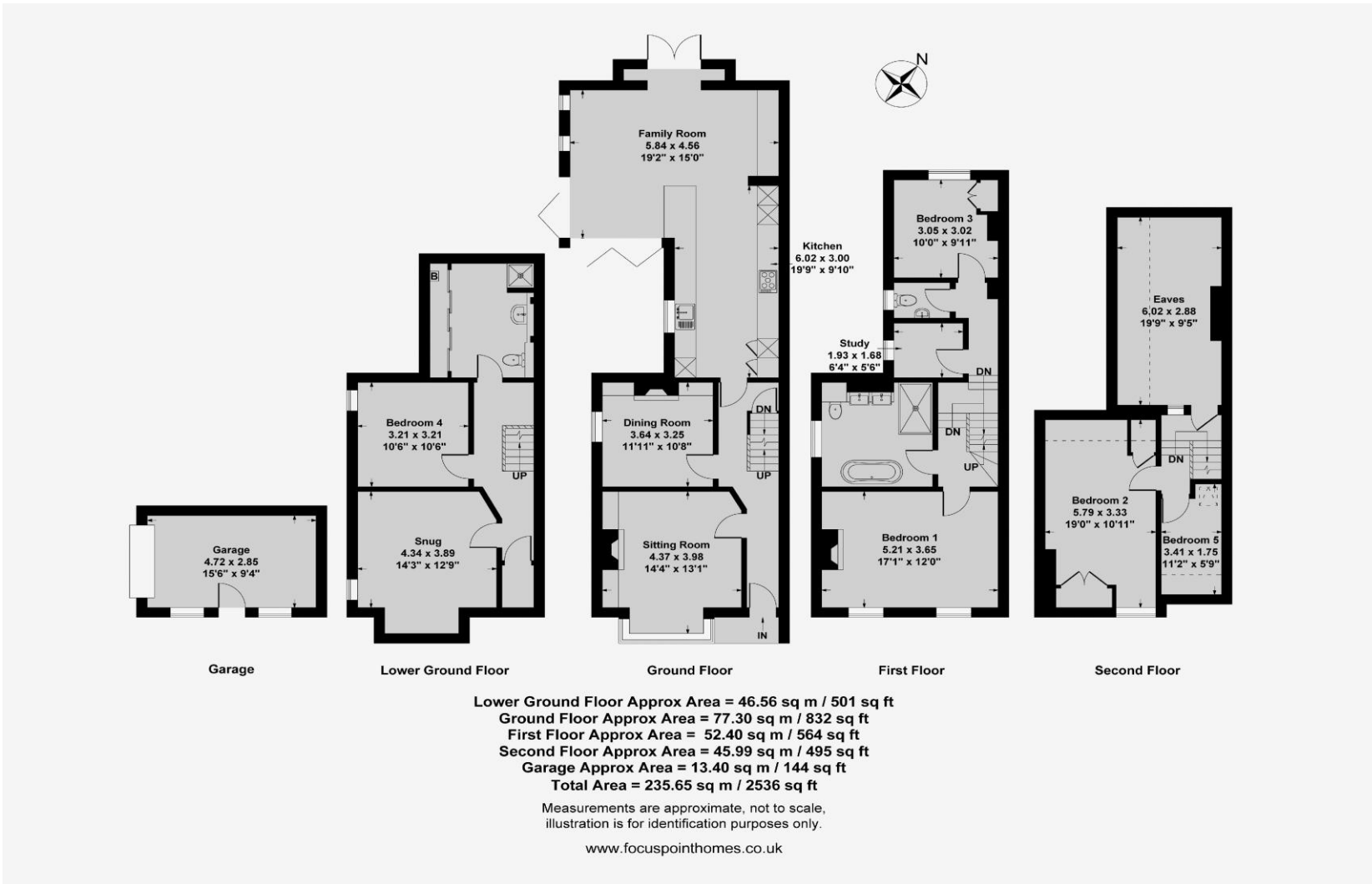
### Situation

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 the Town and many places of historical interest are within easy reach.

**Asking Price - £750,000**







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