



68 Bath Road
Banbury, OX16 0TR



ROUND & JACKSON
ESTATE AGENTS





This elegant five-bedroom Edwardian townhouse spans three spacious floors, combining period charm with generous living space. High ceilings and large windows fill the home with natural light and character. The property benefits from a private garden and a driveway with parking for two cars. Overlooking Peoples Park, it enjoys a picturesque setting close to local amenities and transport links.

The property

68 Bath Road, Banbury is an attractive Edwardian townhouse arranged over three floors, superbly positioned on the ever-popular Bath Road opposite People's Park which is one of the town's most desirable settings. Rich in character features, the property is within easy walking distance of the town centre, train station, local schooling and amenities. The ground floor offers a welcoming hallway, sitting room, dining room, WC, and an impressive open-plan kitchen/diner forming part of a rear extension. The first floor provides three bedrooms, a family bathroom, separate WC and useful storage, while the second-floor hosts two generous double bedrooms and a further bathroom. The property retains many characterful features including high-ceilings, original cornicing and fireplaces. A particular highlight over other similar aged properties is the driveway parking for two vehicles with EV charge point, together with a private rear garden and a substantial outbuilding with power and light. A floor plan has been prepared to illustrate the room sizes and layout, some of the main features include:

Entrance Hallway

An impressive and welcoming entrance hallway immediately sets the tone, featuring exposed original floorboards, stripped internal doors, and attractive high ceilings with original coving and cornicing. Stairs rise to the first floor, while doors lead to the sitting room and dining room, with a semi-open plan aspect drawing you through towards the kitchen.

Sitting Room

The pleasant sitting room is bathed in natural light from a bay window to the front aspect and centres around a working fireplace, with built-in storage and decorative coving enhancing the room's charm.

Dining Room

The spacious dining room provides an ideal setting for entertaining, complete with a cast iron fireplace with tiled surround, window to the rear aspect, high ceilings, coving, and exposed original floorboards.

Rear Lobby

A practical inner lobby gives access to the ground floor WC and benefits from a generous understairs storage cupboard.

Kitchen/Family Room

The kitchen is fitted with stylish grey shaker-style cabinetry complemented by elegant Carrara marble worktops and matching upstands. There is space for a range cooker with extractor hood over, an integrated fridge-freezer and dishwasher, inset Belfast sink, and plinth heating.

Windows to the side aspect provide natural light, and wooden flooring flows throughout. The kitchen opens seamlessly into the superb family room extension beyond. Forming a wonderful heart of the home, the family room is a bright and airy rear extension with a striking vaulted ceiling, exposed beams, and three Velux windows. French doors open directly onto the garden, and the continuation of wooden flooring enhances the sense of space. There is ample room for a large dining table and additional furniture, making this an ideal space for both everyday living and entertaining.

First-Floor Landing

The first-floor landing features fitted bookcases incorporating a cleverly concealed secret door that opens into a useful storage area. A Velux roof window allows light to flood the landing. From here, doors lead to the bathroom and separate WC, and to three first-floor bedrooms.

First-Floor Bedrooms

Bedroom Two is a large double room with two sash windows to the front aspect enjoying pleasant views over People's Park and features a cast iron fireplace. Bedroom Three is another generous double bedroom with windows to the rear aspect, high ceilings, and exposed floorboards. Bedroom Five is a good-sized single bedroom with a window to the front aspect, ideal as a nursery, study, or home office.



First-Floor Family Bathroom

The family bathroom is fitted with a cast iron bath and separate shower cubicle, wash basin and WC. It features wood-effect flooring, tiled splash backs, and a window to the rear aspect. A built-in cupboard houses the Glow-worm gas-fired boiler and provides space and plumbing for a washing machine and tumble dryer.

W.C

Separate to the main bathroom, a WC with a window to the side aspect.

Second-Floor Landing

The second-floor landing, with a Velux window to the rear aspect, provides access to two further bedrooms and a second bathroom.

Second-Floor Bedrooms

Bedroom One is a very large principal bedroom with two generous windows to the front aspect offering attractive views over People's Park. A cast iron fireplace provides a focal point, and the room offers ample space for a full range of bedroom furniture. Bedroom Four is a large double bedroom with a sizeable Velux window to the rear and a cast iron fireplace; please note there is some restricted head height within parts of this characterful room.

Second-Floor Bathroom

The second-floor bathroom is fitted with a white suite comprising a panelled bath with rainfall shower and handheld attachment, wash basin with storage drawers beneath, and WC. The room also benefits from tiled flooring and a heated towel rail.

Outside

Externally, the rear garden is beautifully arranged and private. A paved patio adjoins the house, perfect for outdoor dining, with a pergola overhead. Steps rise to two lawned sections bordered by established trees and shrubs. At the foot of the garden is a substantial storage shed with power and lighting, ideal for workshop use or additional storage, alongside a brick-built barbecue area. There is gated side access, and to one side of the property a useful paved area provides an outside tap and sink. To the front, a recessed porch with original tiled flooring enhances the home's period appeal. A gravel driveway provides off-road parking for two vehicles, complemented by established shrubs and bushes, and an EV charge point adds modern practicality.

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 (55 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.

Directions

From Banbury Cross proceed in a westerly direction on West Bar Street and continue on 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 and continue for around 200 yards where Number 68 will be found on your left-hand side, opposite Peoples Park.

Services

Services All mains services connected. The gas fired boiler is located in the first-floor bathroom.

Local Authority

Cherwell District Council. Tax band D.

Tenure

A Freehold property.

Viewing arrangements

Strictly by appointment with Round & Jackson.

Asking Price: £595,000





Ground Floor Approx Area = 74.76 sq m / 805 sq ft
 First Floor Approx Area = 67.54 sq m / 727 sq ft
 Second Floor Approx Area = 53.80 sq m / 579 sq ft
 Total Area = 196.1 sq m / 2111 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 | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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