



2 Nickling Road

Banbury | Oxfordshire | OX16 1AR



ROUND & JACKSON
ESTATE AGENTS





A spacious four-bedroom detached stone home in a tucked-away position within a popular development on the northern side of town, with a double garage and generous gardens.

The Property:

2 Nickling Road, Banbury is a spacious and well-presented four-bedroom detached stone-built home, tucked away within this popular development on the northern side of town, offering generous accommodation and a high degree of privacy. The property opens into a welcoming entrance hallway, leading to a convenient ground floor WC. There is a large sitting room, ideal for relaxing and entertaining, alongside a very impressive open-plan kitchen diner which forms the heart of the home, offering ample space for family living and dining. A separate utility room provides additional practicality, while a further reception room offers flexibility as either a formal dining room or a study. To the first floor, a spacious landing gives access to four very large bedrooms. The principal and second bedrooms benefit from en-suite bathrooms, while the remaining bedrooms are served by a well-appointed family bathroom. Externally, the property continues to impress with a double garage and a larger-than-average driveway providing ample off-road parking. The generous lawned garden wraps around two sides of the property, offering a great deal of privacy and an excellent space for outdoor enjoyment. 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 to the ground floor rooms. Fitted with high-quality wood-effect flooring and a built-in storage cupboard with hanging rail.

Sitting Room

A very spacious sitting room with a window to the front aspect and French doors opening out to the garden.

Kitchen/Dining Room/Family Room

A superb and very spacious open-plan kitchen diner fitted with a range of white gloss units with worktops and upstands. Features include a central island with breakfast bar and additional storage, integrated double oven, four-ring gas hob with extractor hood, dishwasher, and fridge-freezer, along with an inset sink and drainer. Windows to the side and rear aspects and French doors leading to the garden. Ample space for dining and family seating. Door leading to the utility room, hallway, and dining room/study. Wood-effect flooring continues throughout.

Cloakroom/W.C

Fitted with a white suite comprising a W.C and hand basin with tiled splash backs. Window to the rear aspect, with wood-effect flooring continuing through from the hallway.

Utility Room

A very useful space fitted with cupboards, worktops and upstands, with space and plumbing for a washing machine and tumble dryer. The flooring continues through from the kitchen. Glazed door to the rear garden and wall-mounted Vaillant gas-fired boiler.

Dining Room/Study

Currently used as a second sitting room, this versatile and well-proportioned space can serve as a dining room or study. Window to the front aspect and doors leading to both the hallway and kitchen.

First Floor Landing

A spacious landing with doors to all first-floor rooms, a large built-in storage cupboard and access to the loft space.

Bedroom One

A very large and impressive principal bedroom with a window to the rear aspect. Includes a dressing area with two built-in wardrobes. There is a door into the en-suite, which is fitted with a white suite comprising a large shower cubicle, W.C and wash basin. Heated towel rail, vinyl flooring, attractive tiled splash backs, and a window to the side aspect.





Bedroom Two

A large double bedroom with a window to the front aspect and door into the ensuite. The en-suite is fitted with a white suite including a large shower cubicle, W.C and wash basin. Vinyl flooring, tiled splash backs, and a window to the front aspect.

Bedroom Three

A large double bedroom with a window to the front aspect.

Bedroom Four

A good-sized double bedroom with a window to the rear aspect.

Family Bathroom

Fitted with a white suite comprising a panelled bath, W.C and wash basin, along with a separate shower cubicle. Tiled splash backs, vinyl flooring, and a window to the rear aspect.

Double Garage

A large impressive double garage with two up-and-over doors to the driveway, with power and lighting connected, and a pedestrian door leading to the rear garden.

Outside

To the rear, the property enjoys a very spacious garden extending to two sides, offering a high degree of privacy. A large patio area adjoins the house with an outside tap, leading to an extensive lawn. The garden continues to the side with gated access to the front driveway and a door into the double garage. There is also a gravelled area behind the garage, currently used as a hot tub space. To the front, there are gravelled borders with well-stocked planting and a lawned section. A tarmac driveway provides off-road parking for two vehicles in front of the garage. The property also benefits from an additional parking space adjacent to the driveway.

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 town centre proceed via the Warwick Road and continue out of town for approximately one and a quarter mile. Having passed the Barley Mow Public House continue straight ahead at the next two roundabouts and then take the next road on the right into Nickling Road. Take the first right hand turn where the property can be found at the end on the left.

Services

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

Local Authority

Cherwell District Council. Tax band F.

Agents Note

There is an annual estate charge which is currently £195.04.

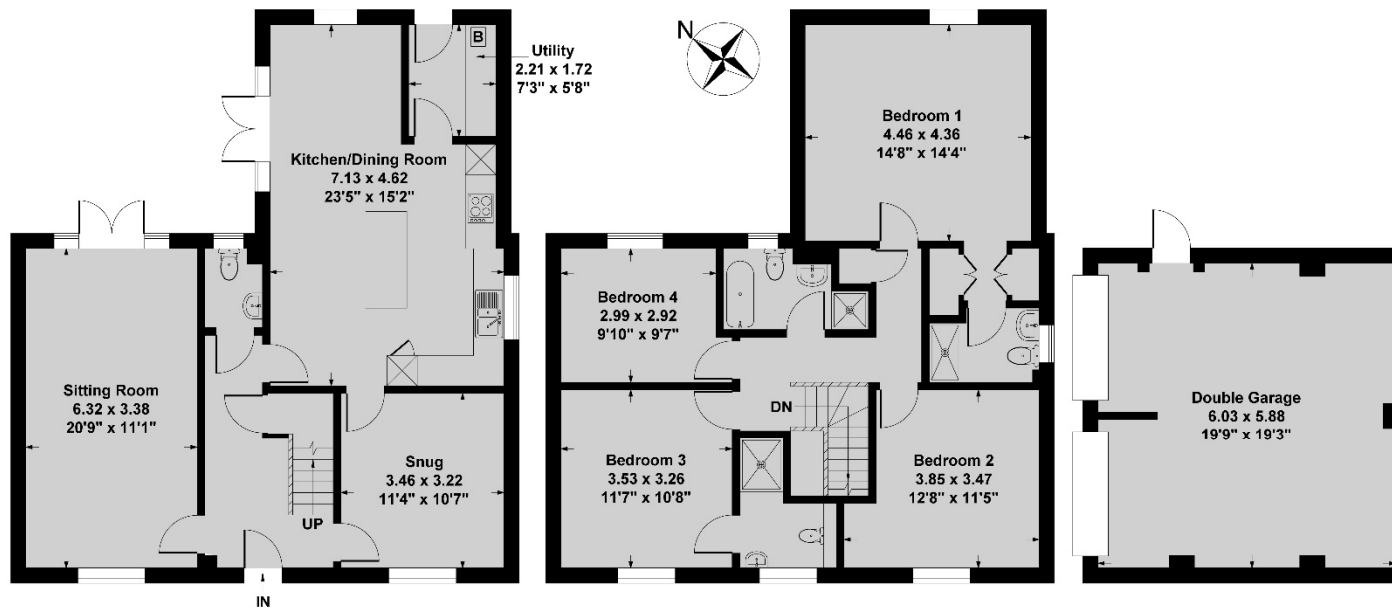
Tenure

A freehold property.

Guide Price: £625,000







Ground Floor

First Floor

Garage

Ground Floor Approx Area = 79.37 sq m / 854 sq ft
 First Floor Approx Area = 79.37 sq m / 854 sq ft
 Garage Approx Area = 35.45 sq m / 382 sq ft
 Total Area = 194.19 sq m / 2090 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		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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