

67 St. Annes Road

Banbury, Oxon, OX16 9DY

ROUND & JACKSON
ESTATE AGENTS













A greatly extended and much improved four-bedroom detached chalet bungalow with gardens to the front, side and rear. Pleasantly located within this highly desirable area within the Timms Estate.

The Property

67 St Annes Road, Banbury is a superb and unique detached chalet bungalow which is very pleasantly located within this highly sought after residential area on the south side of town and close to a range of amenities. The spacious accommodation is arranged over two floors and is well laid out, with an entrance hallway, four bedrooms, a study, family bathroom, sitting room and a large dining room which leads to a fantastic open plan kitchen/family room. There are stairs which leads up to the master bedroom with a modern en-suite shower room. Outside of the property, there are private gardens to the front, side and rear with a large, gravelled driveway to the front which provides off road parking for several vehicles with an EV charging port and a single garage with an electric roller door. The property also benefits from solar panels with a 13.5KW Tesla Powerwall 2 battery backup which will remain at the property as part of the sale.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Main door to the front, doors to all ground floor accommodation, wood effect flooring throughout, a hatch to the loft space and stairs rising to the master bedroom.

Sitting Room

A spacious reception room with dual aspect windows to the front and side and a central open fireplace with exposed brick chimney stack.

Study

A useful additional space and ideal for those who work from home, with a door leading to;

Family Bathroom

Fitted with a modern white suite comprising a P shaped panelled bath with a shower and rainfall shower over, wash hand basin, W.C., heated towel rail, tiled splash backs and flooring with a window to the rear aspect.

Bedroom Two

A large double bedroom with dual aspect windows to the front and side aspect.

Bedroom Three

A double bedroom with dual aspect windows to the front and side aspect.

Bedroom Four

A small double bedroom with a built-in storage cupboard and a window to the front aspect.

Dining Room

A superb reception room with ample space for a range of furniture, a storage cupboard which houses the gas fired boiler, a window to the side aspect, a fitted log burner. There are steps leading down to kitchen/dining room.

Kitchen/Family Room

The kitchen/family room is a particular highlight of the property, offering an ideal space for both everyday family living and entertaining. The kitchen is fitted with a range of modern Shaker-style wall, base units and drawers with work surfaces over. Further features include a one-and-a-half bowl sink with drainer and fitted water filtration system, a side-aspect window, double doors opening onto the rear garden and a useful understairs storage cupboard. There is space and plumbing for a washing machine, an integrated dishwasher and fridge/freezer, as well as space for a freestanding fridge/freezer. A central island provides an excellent focal point, incorporating an integrated wine fridge, a five-ring Neff induction hob and downdraft extractor. The adjoining family area offers ample space for a variety of furniture arrangements, with windows to the side and rear aspect and an additional door to the garden.





Master Bedroom & En-Suite

A spacious double bedroom with a vaulted ceiling, eaves storage space, a window to the rear aspect and door leading to the en-suite. The en-suite is fitted with a modern white suite comprising a shower cubicle, vanity unit, W.C., heated towel rail and tiled flooring. There is a window to the rear aspect.

Garage

A single garage with power and light connected, with a personal door leading to the garden and an electric roller door to the front.

Outside

The property benefits from well-established gardens to the front, side and rear. To the front and side, there are lawned areas with mature shrubs and hedging, providing a good level of privacy. There is a low brick wall and pathway leading to the front door. There is a large, gravelled driveway which provides off road parking for several vehicles with an EV charging port and access to the single garage. To the rear, there is a private, enclosed garden which has a decked seating area adjoining the property, a decked path leading to the rear access, a central lawned area and a personal door giving access to the garage.

Solar Panels

The property also benefits from solar panels with a 13.5KW Tesla Powerwall 2 battery backup which will remain at the property as part of the sale.

Anti-Money Laundering

In accordance with current Anti-Money Laundering regulations, all purchasers are required to complete identity verification and Anti-Money Laundering (AML) checks. Round & Jackson will not mark a property as Sold Subject to Contract or issue a Memorandum of Sale until these checks have been satisfactorily completed.

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.

Directions

From Banbury Cross proceed south via South Bar Street and continue into the Oxford Road. Having passed Sainsbury's supermarket take the next right hand turn into Grange Road then take the right hand turn into Timms Road. St Anne's Road will be found a the first turn on your left, continue and as the road bears around to the right where the property will be found after a short distance on the left hand side facing the large green.

Services

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

Local authority

Cherwell District Council. Tax band E.

Viewings

By prior arrangement with Round & Jackson.

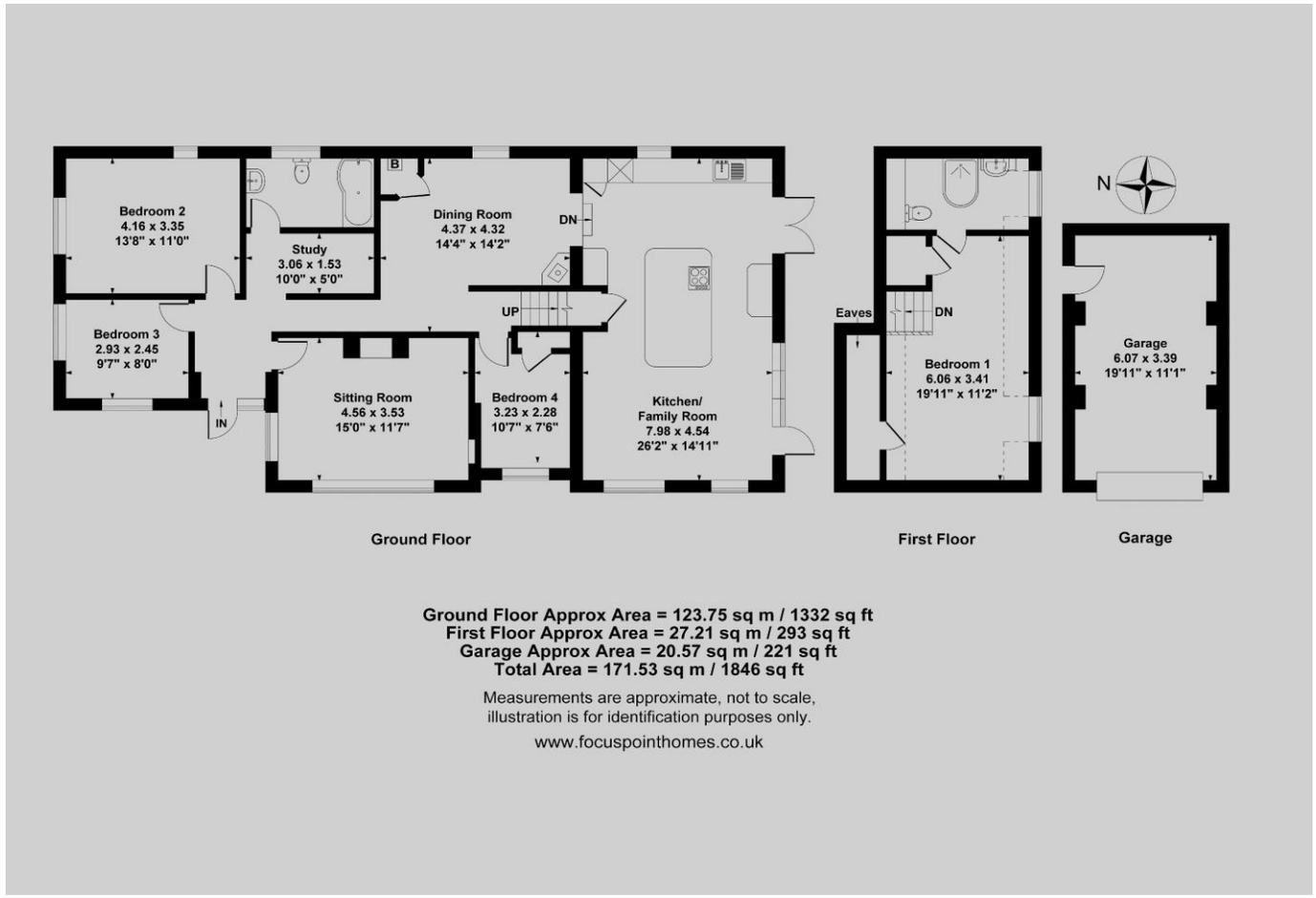
Asking Price: **£549,950**











Ground Floor Approx Area = 123.75 sq m / 1332 sq ft
First Floor Approx Area = 27.21 sq m / 293 sq ft
Garage Approx Area = 20.57 sq m / 221 sq ft
Total Area = 171.53 sq m / 1846 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.

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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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