



St. Georges Crescent
Banbury, OX16 9HN



ROUND & JACKSON
ESTATE AGENTS





An extended four-bedroom family home on the popular Easington development, with a large rear garden, workshop, off-road parking, and no onward chain.

The property

Situated on the popular Easington development on the south side of town, this greatly extended four-bedroom family home enjoys a convenient position close to local schooling, shops and everyday amenities. The property is non-standard construction with a steel frame. The property has been extended to both the front and rear, creating spacious and versatile accommodation, and is offered to the market with no onward chain. The accommodation comprises a large entrance hallway, utility cupboard, sitting room, spacious kitchen/dining room and a ground-floor bedroom. To the first floor, there is a landing, three further bedrooms and a family bathroom. Externally, the property benefits from a paved driveway providing off-road parking for at least three vehicles. To the rear is a generous garden measuring approximately 100ft in length, being predominantly laid to lawn with extensive paved seating and entertaining areas. A detached garage/workshop provides excellent storage, workshop space or potential for a variety of uses. We have prepared a floor plan to show the room sizes and layout; some of the main features include:

Entrance Hallway

Forming part of the front extension, this spacious hallway provides a welcoming entrance to the property, with stairs rising to the first floor and doors leading to all principal ground floor rooms. A window to the front aspect provides natural light. There is also a useful built-in cupboard, currently utilised as a utility area with space for a washing machine and tumble dryer. The cupboard also houses the wall-mounted Glow-worm gas-fired boiler and benefits from a window to the front aspect.

Shower Room with W.C

Fitted with a white suite comprising of a shower, toilet and wash basin. There is a window to the side aspect, tiled splash backs and vinyl flooring throughout.

Sitting Room

A spacious reception room with a window to the front aspect. A feature fireplace with tiled surround and inset multi-fuel stove provides an attractive focal point.

Kitchen

Fitted with a range of beech-coloured wall and base units with work surfaces over and tiled splash backs. There is space for a cooker, space and plumbing for a dishwasher, and space for a fridge-freezer. One-and-a-half bowl sink and drainer unit. Window looking into the rear extension and opening through to:

Dining Room

Forming part of the substantial rear extension, this versatile reception space benefits from two windows to the side aspect, a roof skylight allowing plenty of natural light, and French doors opening onto the rear garden. Finished with wood-effect flooring, the room is currently used as a combined seating and dining area. A door leads through to Bedroom Four. This area offers excellent potential to be reconfigured to create a large open-plan kitchen/dining/entertaining space.

Bedroom Four

Forming part of the ground floor rear extension, this generous double bedroom benefits from a roof skylight and a window to the rear aspect. Subject to any necessary consents, this room could be incorporated into the adjoining accommodation to create a larger open-plan kitchen/dining space. Purchasers should make their own enquiries regarding any building regulation or structural requirements.

First Floor Landing

Window to the rear aspect, built-in storage cupboard, loft hatch access and doors leading to all first-floor rooms.

Bedroom One

A double bedroom with a window to the front aspect and built-in wardrobe.



Bedroom Two

A double bedroom with a window to the front aspect and built-in cupboard housing the hot water tank, with useful shelving.

Bedroom Three

A single bedroom with a window to the rear aspect.

Family Bathroom

Fitted with a white suite comprising panelled bath, wash hand basin and WC. Tiled splash backs, vinyl flooring and window to the rear aspect.

Outside and Workshop

To the rear there is a generous garden, extending to approximately 100ft in length. Immediately adjoining the house is a large paved patio area, ideal for outdoor dining and entertaining, leading onto a gravelled section and then a substantial lawned garden. At the far end of the garden is a further patio area together with a brick-built summer house, brick-built barbecue and wooden log store. The garden enjoys a high degree of privacy and provides excellent space for families and entertaining. Within the garden is a substantial prefabricated workshop/garage with double doors opening onto a gated driveway. To the front there is a shared driveway with the neighbouring property which leads to a good-sized paved frontage providing off-road parking for at least three vehicles.

Mature hedging to the front boundary offers an excellent degree of privacy from the road. There is also an outside tap located to the side of the property.

Situation

Banbury is a thriving market town located just north of Oxford amidst beautiful rolling countryside. The town is steeped in history and is now a modern centre with a full range of shops, supermarkets, a cinema complex, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east. Banbury railway station provides regular trains to all parts of the country with London and Birmingham a comfortable commute (London Marylebone from 57 minutes and Birmingham New Street from 44 minutes). Birmingham Airport is about 40 miles distant and Heathrow and Luton Airports are also within easy reach.

Directions

From Banbury Cross proceed in a southerly direction on South Bar and continue on the Oxford Road (A260). Follow the road for approximately 0.6 miles and turn right into Horton View. Continue along for around 300 yards and take the second turning on the right into St. Georges Crescent where the property will be found on your right-hand side after a short distance.

Services

All mains services connected. The gas-fired boiler is located in the utility cupboard in the hallway.

Local Authority

Cherwell District Council. Tax band A.

Viewings

Strictly by prior arrangement with Round & Jackson.

Tenure

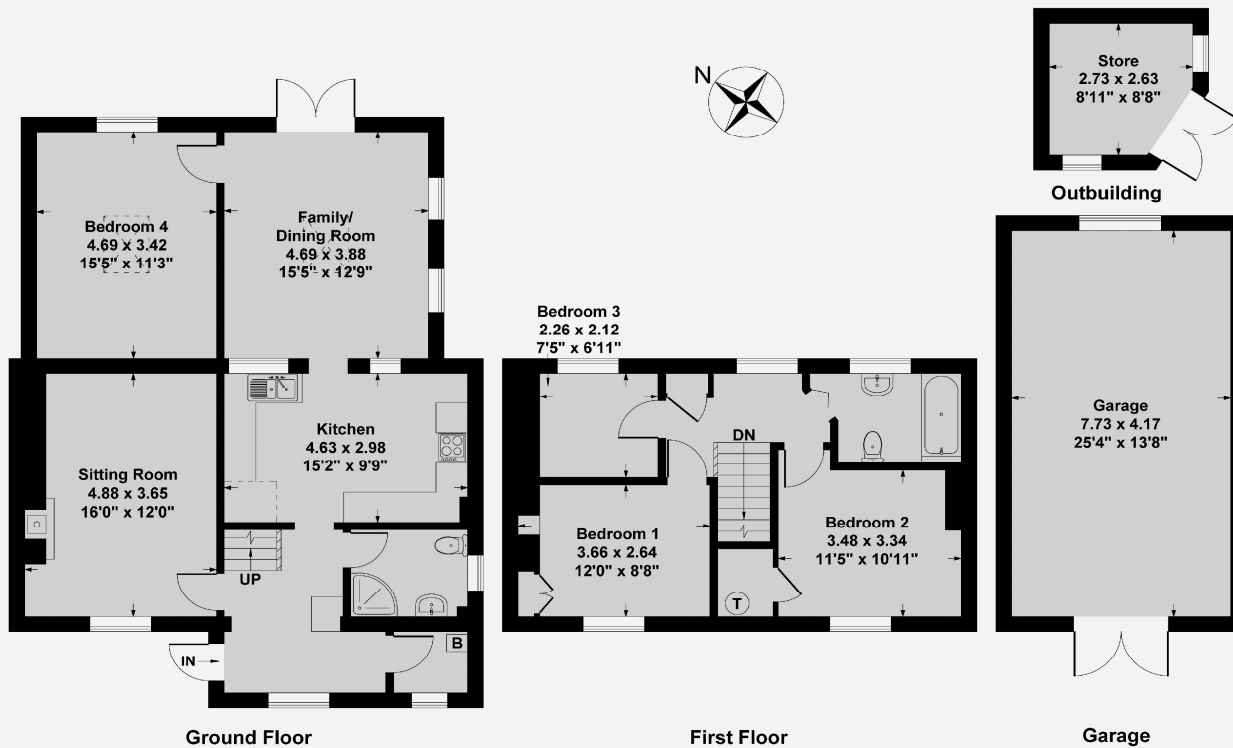
A freehold property.

Agents Note

The property is of non-standard (steel frame) construction, and buyers are advised to confirm mortgage availability with their lender.

Asking Price: £325,000





Ground Floor Approx Area = 84.27 sq m / 907 sq ft
First Floor Approx Area = 39.97 sq m / 430 sq ft
Outbuilding Approx Area = 6.59 sq m / 71 sq ft
Garage Approx Area = 32.23 sq m / 347 sq ft
Total Area = 163.06 sq m / 1755 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		
55-68	D	68 D	76 C
39-54	E		
21-38	F		
1-20	G		

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