



33 Sage Close  
Banbury, Oxon, OX16 1UU



ROUND & JACKSON  
ESTATE AGENTS





**A greatly improved and beautifully presented, five bedroom detached, family house located in a tucked away position within this highly regarded modern development and with pleasant outlooks over Orchard Park.**

#### The property

33 Sage Close, Banbury is a beautifully presented, five bedroom, detached family house which is pleasantly located within the Hanwell Fields development with attractive frontward views over Orchard Park. There are many amenities close by which includes a parade of shops, the Hanwell arms public house, a community hall and the Longford park primary school. The accommodation is arranged over three floors, on the ground floor there is an entrance hallway, a study, dining room, sitting room with double doors onto the rear garden, a cloakroom, a re-fitted kitchen and a conservatory with doors onto the garden. On the first floor there is a master bedroom with en-suite shower room, and three further double bedrooms. On the second floor there is a superb master bedroom suite with a range of fitted wardrobes and a modern en-suite shower room. Outside to the property to the front there is attractive landscaped garden with a pathway leading to the front door. Adjacent to the property there is an additional parcel of land which is pleasantly landscaped with a variety of plants and has gravelled car parking area for two vehicles. The main area of garden is located to the rear which is beautifully landscaped and predominantly laid to lawn. There is a single garage and driveway parking beyond the rear garden. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Entrance Hallway

A central hallway with stairs rising to the first floor, wooden flooring and doors to all ground floor accommodation.

#### Cloakroom

Wash hand basin with vanity unit and low level W.C.

#### Sitting Room

A spacious reception room with a bay window to the rear with double doors leading onto the garden and a central fireplace with a gas coal effect fire.

#### Study

A useful room for those working from home with a bay window to the front.

#### Dining Room

Ample room for dining furniture and a bay window to the front.

#### Kitchen

Re-fitted with a range of wood fronted, shaker style eye level cabinets and base units and drawers with granite worksurfaces over, an inset sink, space for a range cooker with extractor fan over, a fitted breakfast bar, space for a fridge/freezer, door to conservatory.



#### Conservatory

A useful additional room and an ideal space to relax and unwind with double doors leading onto the garden.

#### Utility Room

Fitted eye level cabinets and base units and drawers, fitted work surfaces, one and half bowl sink and draining bowl, space and plumbing for a washing machine and tumble dryer, wall mounted gas fired boiler and a door to the garden.

#### First Floor Landing

A central landing with stairs rising to the second floor.

#### Bedroom Two

A double room with fitted wardrobes, a window to the front and a re-fitted modern shower room.

#### Bedroom Three

A double room with a window to the rear and fitted wardrobes.

#### Bedroom Four

A double room with a window to the front and fitted wardrobes.

#### Second Floor Master Suite

A superb master bedroom with private landing area, a double bedroom with a good range of fitted wardrobes, a wall mounted air conditioning unit and a modern en-suite shower room.



### Outside

The property is located on the edge of the development and has beautiful frontward views over Orchard Park. To the front of the property there is an attractive landscaped garden with a paved pathway leading to the front door. The side garden is planted with a variety of plants and trees including buddleias, pear and plum trees with bark chip borders. The main area of garden is located to the rear and is beautifully landscaped with an attractive lawn, well stocked flower and plant borders and a decked seating area. There is a gate at the foot of the garden which gives access to the driveway and single garage. There is an additional parcel of land to the front of the property which is attractively landscaped and has gravelled parking for two vehicles.

### 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. Hanwell Fields is a very popular residential area located on the northern outskirts of town. Close by are many amenities including a highly renowned primary school, a mini supermarket, The Hanwell Arms public house, a community centre and an Indian food restaurant. Sage Close is a lovely part of the development being tucked away and with well kept properties and gardens surrounding.



### Directions

From Banbury Cross proceed north and turn left at the crossroad traffic lights into the Warwick Road. Continue for approximately one and a half miles, past the Barley Mow public house and turn right at the second roundabout into the Hanwell Fields development. Turn right at the second roundabout into Winter Gardens way then turn right at the T-junction into Sage Close. Follow the road around to the right and then bear left in front of the children's park and then bear left again where the property will be seen in front of you.

### Services

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

### Local Authority

Cherwell District Council. Tax band E.

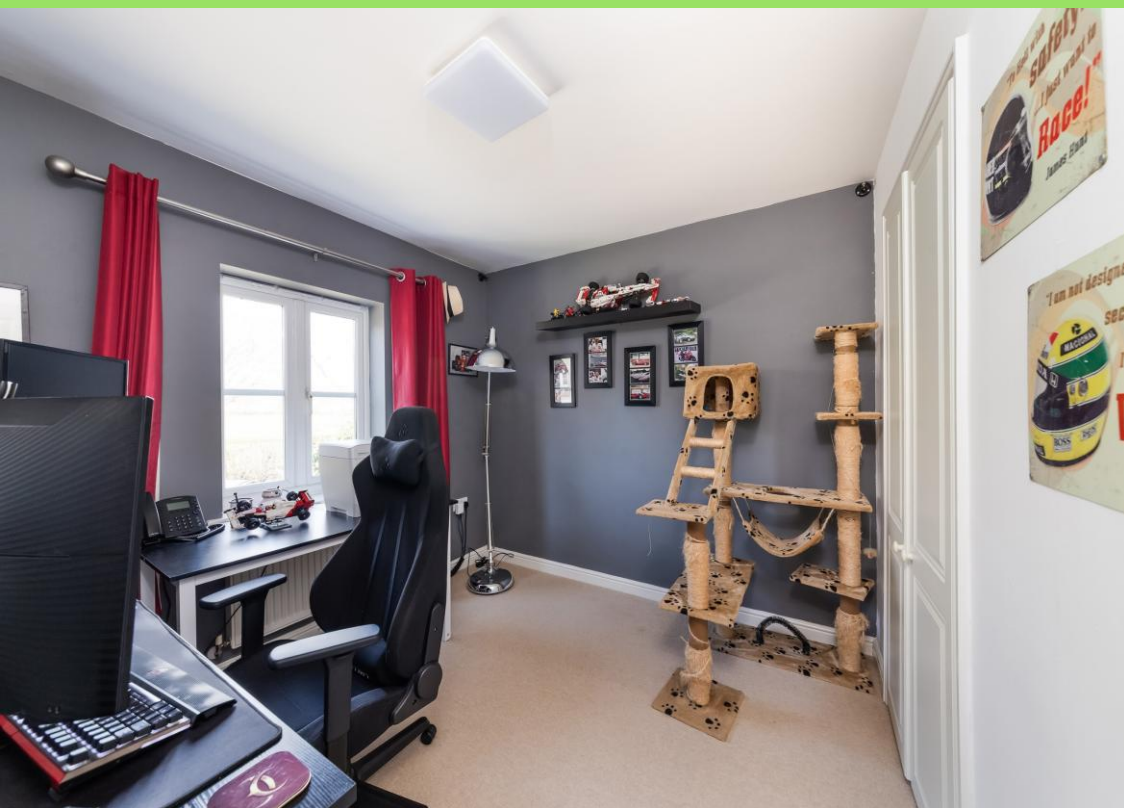
### Viewing

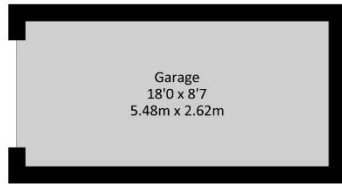
Strictly by prior arrangement with Round & Jackson.

### Tenure

A freehold property.

**Guide Price: £525,000**



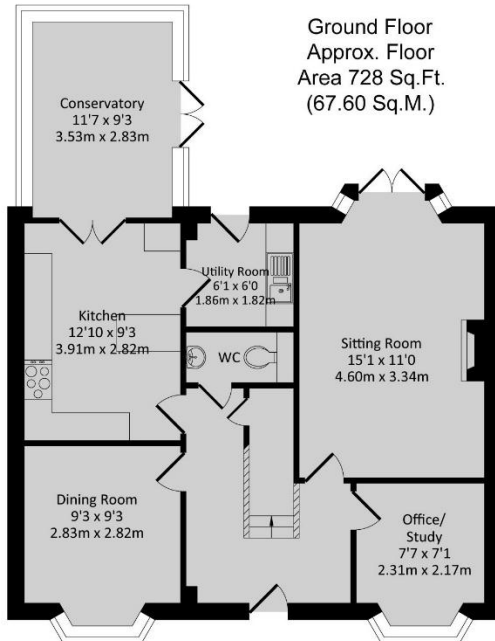


Garage  
Approx. Floor  
Area 155 Sq.Ft.  
(14.40 Sq.M.)

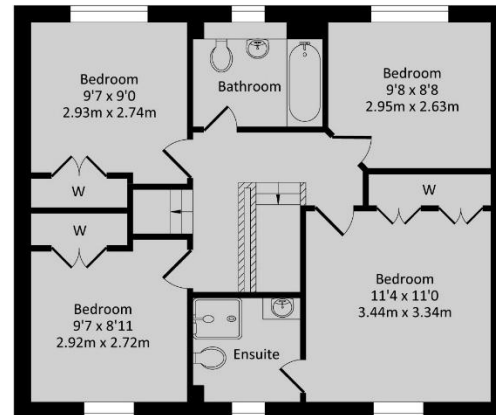
## Total Approx. Floor Area 1847 Sq.Ft. (171.60 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

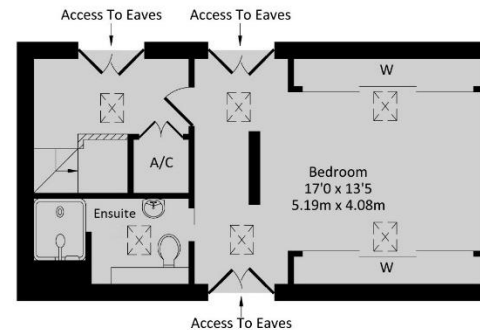
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor  
Approx. Floor  
Area 728 Sq.Ft.  
(67.60 Sq.M.)



First Floor  
Approx. Floor  
Area 611 Sq.Ft.  
(56.80 Sq.M.)



Second Floor  
Approx. Floor  
Area 353 Sq.Ft.  
(32.80 Sq.M.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		75 C	83 B

**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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