



2 Bentley Close

Banbury, Banbury, OX16 1PB



ROUND & JACKSON  
ESTATE AGENTS





**A beautifully presented four bedroom detached family house with a double garage and a beautifully landscaped private garden, located in this sought after cul-de-sac on the north side of town.**

#### The property

2 Bentley Close, Banbury is a superb modern family home which is pleasantly located in a small cul-de-sac on the north side of town. There are many amenities close by which includes primary and secondary schools and a variety of shops. The property is beautifully presented throughout and has been greatly improved by the current owners. There is driveway parking to the front, a double garage and workshop to the side and at the rear there is a beautifully landscaped private garden. We have prepared a floorplan to show the room sizes and layout. Some of the main features include.

#### Hallway

Main entrance door to the front, stairs to first floor, double storage cupboard, doors to all ground floor accommodation.

#### Kitchen/Dining Room

A superb open plan room with tiled flooring and double doors to the garden. Fitted with modern shaker style eye level cabinets and base units and drawers with Quartz work surfaces over. There is a large island unit/breakfast bar, an induction hob, a single oven and space for a dishwasher, a washing machine and an American style fridge-freezer.

#### Sitting Room

A spacious dual aspect room with double door to the rear garden, wood effect tile flooring, a wood burning stove and under floor heating.

#### Cloakroom

Wash hand basin and low level WC.

#### Garage

A large double garage with two up and over doors to the front and a doorway giving access to the workshop.

#### First Floor Landing

A central landing with large cupboard which houses the boiler. Doors to all first floor accommodation.

#### Master Bedroom

A double room with free standing wardrobes and a re-fitted en-suite shower room.

#### Bedroom Two

A double room with a window to the front.

#### Bedroom Three

A double room with a window to the rear.

#### Bedroom Four

A good sized single room with a window to the front.

#### Family Bathroom

Fitted with a panelled bath with shower over, a wash hand basin and WC. Attractive tiling and flooring.

#### Outside

To the front of the property there is a double driveway and a gravelled area with an attractive planting design. The rear garden is a particular feature as it is very private and beautifully landscaped, ideal for entertaining and outside dining. There is a large patio adjoining the house with a pergola, an artificial lawn and well stocked flower and plant borders.



### 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 via North Bar and turn left at the traffic lights into the Warwick Road. Turn right at the second roundabout onto Ruscote Avenue and then take the first left onto Sinclair Ave. Continue to the top of Sinclair Avenue and turn left at the T junction onto Austin Drive, follow the road to the next T junction and turn left onto Riley Drive, follow road around and take the second left into Bentley Close where number 2 will be found on your left.

### Services

All mains services connected. Solar panels owned outright.

### Local Authority

Cherwell District Council. Tax Band E.

### Viewings Arrangements

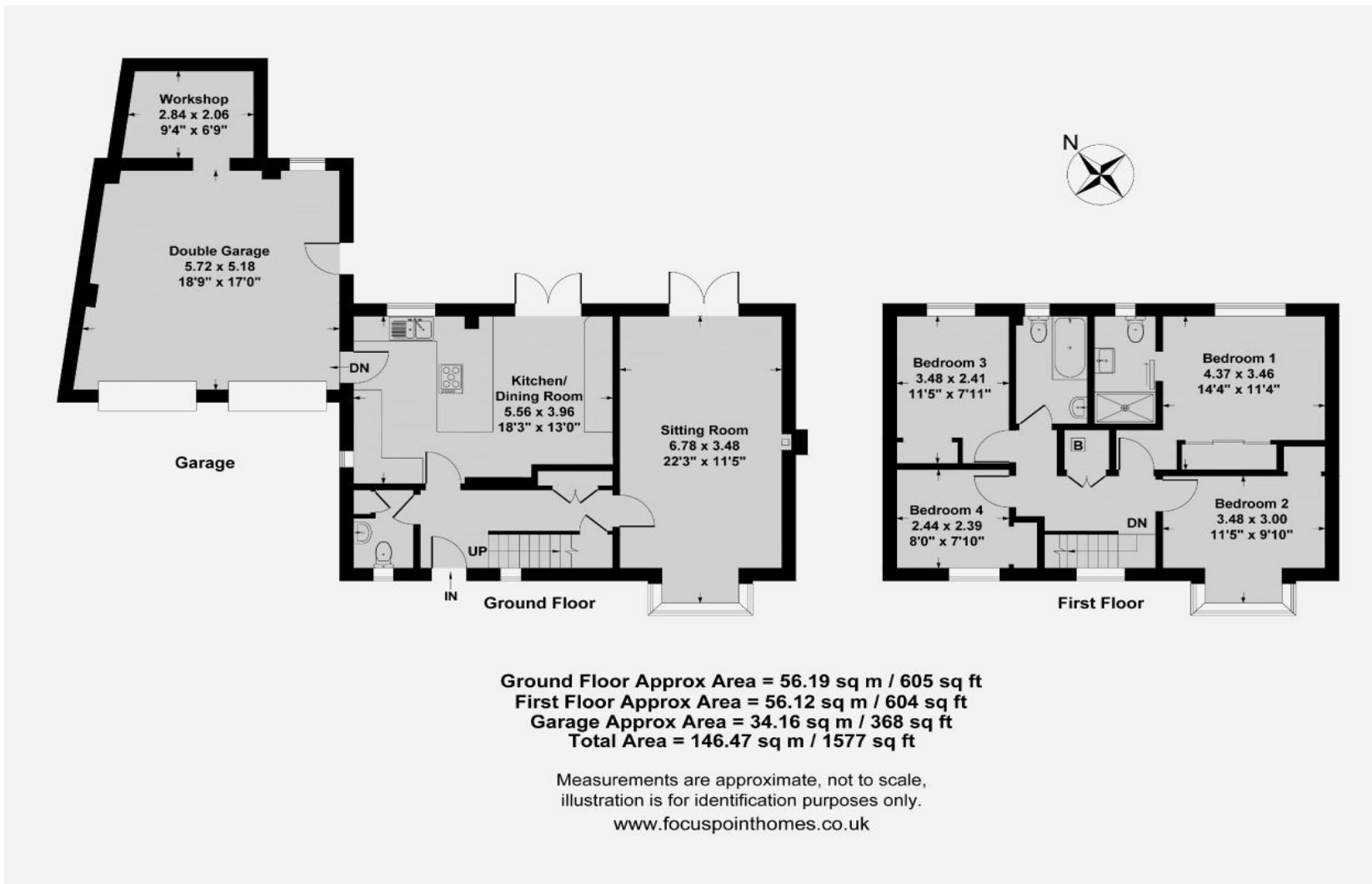
By prior arrangement with Round and Jackson.

### Tenure

A freehold property.

Asking Price £465,000





Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk



ROUND & JACKSON  
ESTATE AGENTS

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.