



18 Hobby Road
Banbury, OX15 4GJ



ROUND & JACKSON
ESTATE AGENTS





An immaculately presented four-bedroom detached family home in a sought-after Banbury location. Offering spacious accommodation, the property also benefits from a garage and a larger-than-average south-facing rear garden.

The property

18 Hobby Road, Banbury is an immaculately presented, spacious four-bedroom detached family home with a garage and a larger than average, south facing rear garden. The property provides end-of-chain and is located close to local schooling and amenities and countryside walks. The living accommodation is arranged over two floors, with an entrance hallway leading to a sitting room, a spacious open-plan kitchen/diner, along with a utility room and WC. To the first floor, the landing provides access to four double bedrooms, including a main bedroom with a refitted en-suite, and a family bathroom. Outside there is a large, south-facing lawned garden and there is a single garage with driveway parking to the front and rear of the garage. We have prepared a floor plan to show the room sizes and layout, some of the main features include: Outside, the property benefits from a larger-than-average lawned rear garden, while to the side there is a single garage and off-road parking.

Entrance Hallway

A welcoming entrance hallway with stairs rising to the first floor, doors to the sitting room and kitchen/diner, and a useful built-in storage cupboard. Finished with high-quality tiled flooring throughout.

Sitting Room

A spacious sitting room featuring two windows to the front aspect and French doors opening onto the rear garden, with wood-effect laminate flooring.

Kitchen Diner

A bright and generously sized open-plan kitchen/diner offering ample space for a large table and chairs. There are two windows to the front and one to the rear, with a door leading to the utility area and WC. The kitchen is fitted with a range of grey gloss units with worktops and tiled splash backs, along with integrated AEG appliances including a fridge freezer, wine cooler, dishwasher, five-ring gas hob with extractor, electric oven, and microwave. A sink and drainer is also inset, and tiled flooring continues from the hallway.

Utility Room

A useful utility space fitted with cupboards, one housing the Ideal gas-fired boiler, with space and plumbing for appliances. A glazed door leads to the garden, with an internal door to the WC.



Cloakroom with WC

Fitted with a white suite comprising a low-level WC and wash hand basin, with tiled flooring continuing through.

First Floor Landing

Providing access to all first floor rooms, with a cupboard housing the hot water tank.

Bedroom One

A spacious main bedroom with fitted wardrobes, a window to the rear aspect, and access to the en-suite. The en-suite was refitted last year, comprising a large shower enclosure, WC, and wash hand basin set within a vanity unit, complemented by full-height tiling, tiled flooring and a rear aspect window.

Bedroom Two

A generous double bedroom with three windows to the front aspect, fitted blinds, and built-in wardrobes.

Bedroom Three

A further double bedroom with two front aspect windows and fitted wardrobes.

Bedroom Four

A double bedroom with a rear aspect window and fitted blind.



Family Bathroom

Fitted with a white suite including a panelled bath, WC, and wash hand basin, with tiled splash backs, tiled flooring, a heated towel rail, and a rear aspect window.

Single Garage

A good size single garage with up-and-over doors to both front and rear, allowing additional access and parking through to the garden.

Outside

To the rear there is a larger than average south-facing garden, mainly laid to lawn with established trees and shrubs, and a paved seating area adjoining the property. To the front there is a low-maintenance gravelled frontage with a paved pathway leading to the canopy porch and front door. There is also an EV charging point and an outside tap, along with gated side access to the far side of the property.

Situation

Longford Park is a popular and relatively new development located on the eastern side of the village. The area offers a range of amenities including a beautiful country park with meandering pathways leading to the canal, a community hall, Longford Park Primary School, football pitches and a sports pavilion. A retail centre is currently under construction and is expected to include a Sainsbury's Local, Domino's Pizza, a fish and chip shop, café and children's nursery, with additional businesses yet to be confirmed. Bodicote is a popular and thriving village lying approximately a mile and a half South of Banbury. It has a community feel with such groups as The Bodicote Cricket Club and Bodicote Players Amateur Dramatics Group. Within the village amenities include a Post Office/shop, two farm shops, two public houses, an Indian restaurant, Bishop Loveday Church of England Primary School, Longford Park Primary School, village hall, Banbury Rugby Club, Kingsfield sports and recreation area with children's playground, Bannatyne's Health and Leisure Club, and a bus service to and from the town centre. Within the coming years there will be a range of shops and a public house within the development.

Directions

From Banbury Cross proceed southwards via the Oxford Road and continue for just over a mile until you go under the Bodicote flyover and past the petrol station on your left. At the traffic lights turn left into the Longford Park development and continue on this road. Turn right, after passing the community hall, into Hobby Road. Number 18 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 room.

Local Authority

Cherwell District Council. Tax band E.

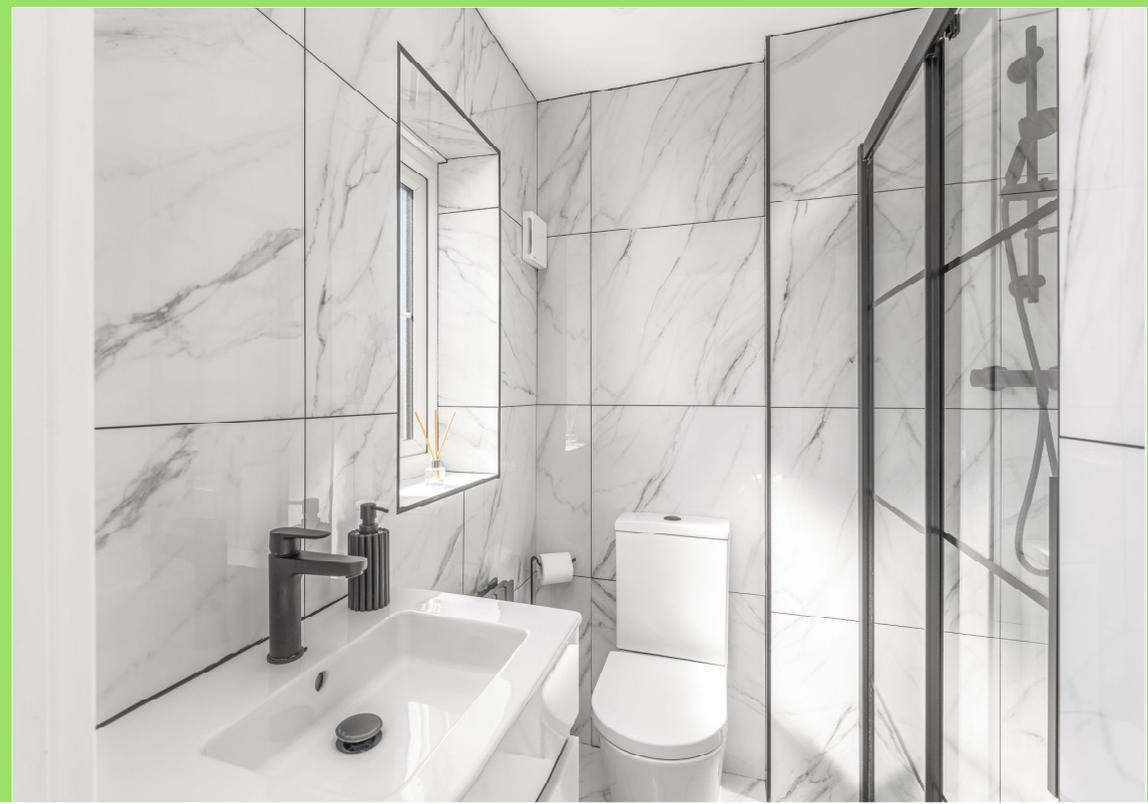
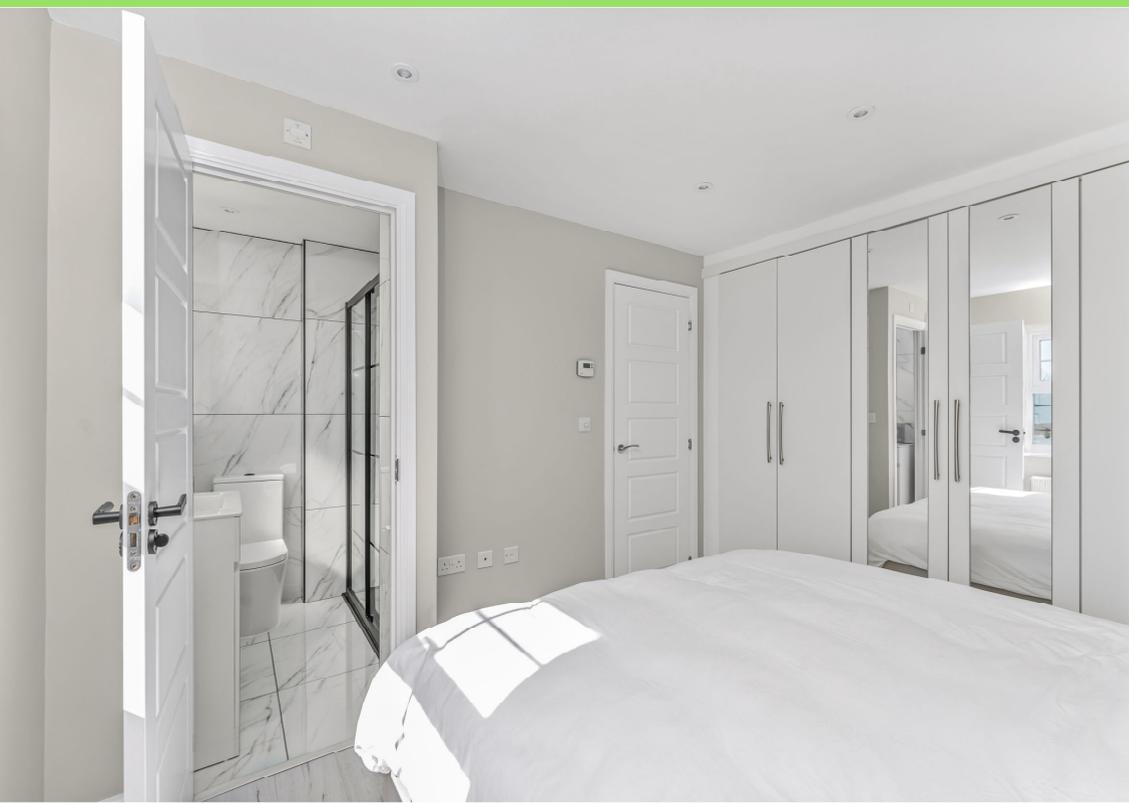
Viewing arrangements

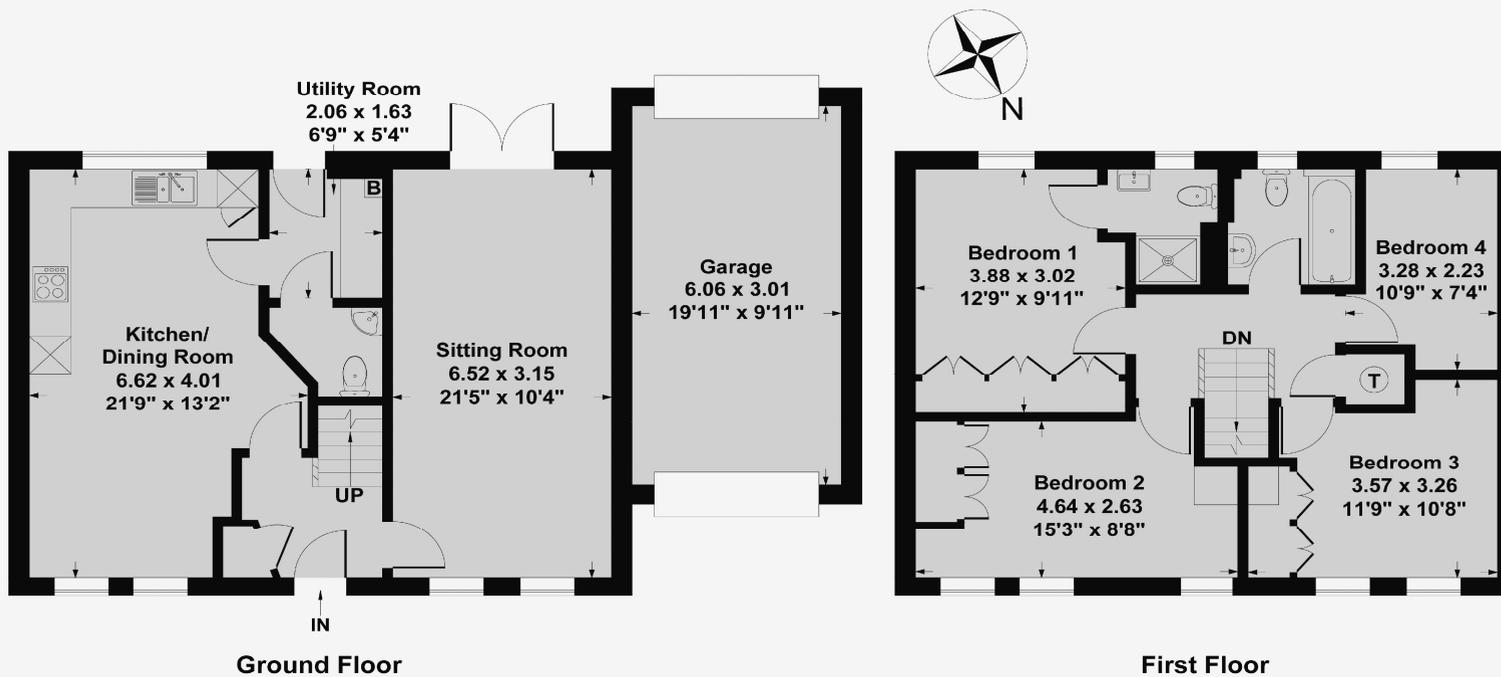
By prior arrangement with Round & Jackson.

Tenure

A freehold property

Asking Price: £450,000

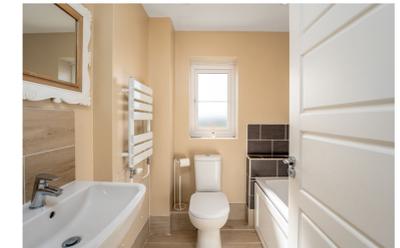




Ground Floor Approx Area = 54.66 sq m / 588 sq ft
First Floor Approx Area = 54.66 sq m / 588 sq ft
Garage Approx Area = 18.24 sq m / 194 sq ft
Total Area = 127.56 sq m / 1370 sq ft

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

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 94 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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

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