



5 Hillside Close
Banbury, Oxon, OX16 9YT



ROUND & JACKSON
ESTATE AGENTS





A spacious and very well presented three-bedroom detached house with a garage and large gardens to the front and rear, located within a sought-after development and close to a wide range of amenities.

The Property

5 Hillside Close, Banbury is a very well presented three bedroom detached house which is pleasantly located in a set back position within the Cherwell Heights development on the south side of town. On the ground floor there is an entrance hallway, a sitting room with a bay window to the front and a superb open plan kitchen/dining room with an adjoining large conservatory. On the first floor there are two double bedrooms, a single bedroom and a modern family bathroom. To the front of the property there is a lawned garden and block paved driveway which gives access to the garage. To the rear there is a large garden which is arranged over two levels with a seating area adjoining the house, a raised lawn and a patio.

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

Entrance Hallway

Main entrance door to the front, stairs to the first floor and a door to the sitting room.

Sitting Room

A spacious reception room with a bow window to the front, a useful storage cupboard and double doors to the kitchen/dining room.

Kitchen/Dining Room

A spacious open plan room linked to the rear conservatory and being ideal for socialising and entertaining. The kitchen has been re-fitted with traditional style cabinets and drawers and granite work surfaces over and a Butlers sink. Integrated double oven, induction hob, space for a dishwasher and fridge/freezer. There is also space for a table and chairs and an opening into the conservatory.

Conservatory

A large conservatory and ideal space for dining and relaxing. Double doors to rear garden and space and plumbing for a washing machine and tumble dryer.

First Floor Landing

Hatch to the loft space, window to the side and doors to all first floor accommodation and to the airing cupboard which houses the combination boiler.



Bedroom One

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

Bedroom Two

A double room with a window to the rear.

Bedroom Three

A single room with a window to the front.

Family Bathroom

Fitted a modern suite comprising a panelled bath with shower and rainfall shower over, a wash hand basin and W.C. Attractive tiling, window to the rear.

Outside

To the front of the property there is a lawned garden and block paved driveway which gives access to the garage. To the rear there is a large garden which is arranged over two levels with a seating area adjoining the house and a raised lawn and patio.

Garage

A single garage with an up and over door to the front. Power and light connected.



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 along South Bar and into the Oxford Road. Continue past the hospital and Sainsbury's supermarket then bear left before the flyover bridge and then left again at the roundabout onto Bankside. Take the second left in Chatsworth Drive and then the second right turn into Hillside Close where the property will be seen in front of you.



Services

All mains' services connected. The gas fired boiler is in the airing cupboard.

Local Authority

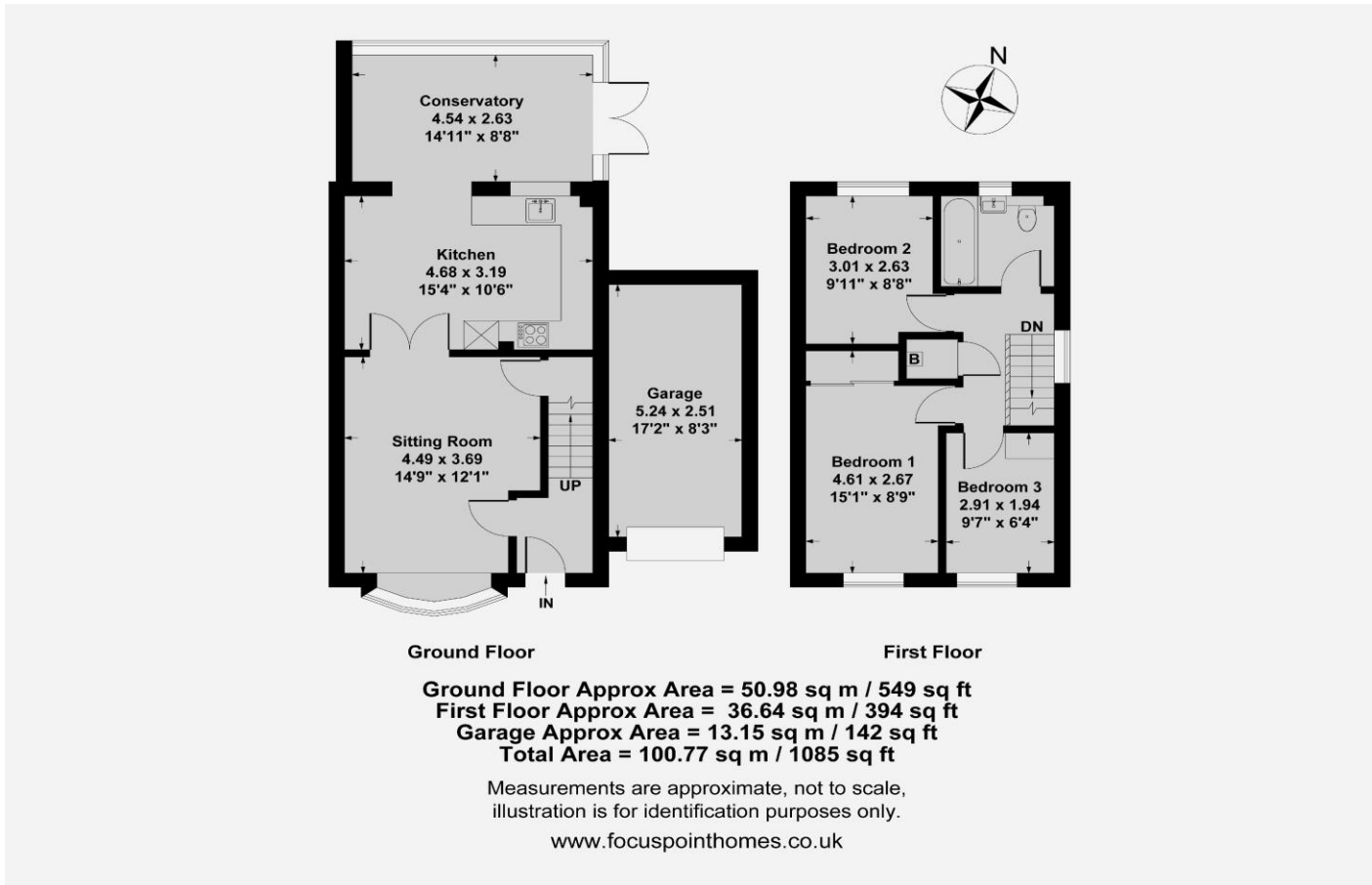
Cherwell District Council. Council tax band C.

Viewings Arrangements

Strictly by prior arrangement with Round & Jackson.

Asking Price: **£360,000**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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