



Crouch Street, Banbury
Oxfordshire, OX16 9PR



ROUND & JACKSON
ESTATE AGENTS





A substantial four-storey Victorian townhouse offering a wealth of character and charm, combined with beautifully presented and highly versatile accommodation. This elegant home occupies a prime position on one of the town's most sought-after roads, within easy walking distance of the town centre.

The property

Situated on the highly sought-after Crouch Street, just a short walk from the town centre, this elegant four-storey Victorian townhouse offers beautifully presented and exceptionally versatile accommodation arranged over four floors. The property retains a wealth of original character and has been thoughtfully enhanced by the current owners, including a professionally converted basement providing excellent additional living space ideal as a family room, games room or home office. Character features include sash windows, high ceilings, fireplaces, picture rails, decorative cornicing, deep skirting boards and original panelled doors.

The ground floor comprises a welcoming entrance hall with an elegant staircase rising to the upper floors, a cosy snug and a charming sitting room. To the rear, there is a spacious dining room together with two further rooms currently used as bedrooms, offering excellent flexibility. This area presents exciting potential to be reconfigured to create a stunning open-plan kitchen/dining/family space, subject to the necessary consents.

On the first floor, there is a generous kitchen/dining room, ideal for modern family living and entertaining, together with a particularly impressive and luxuriously appointed family bathroom. The second floor provides two well-proportioned double bedrooms, both enjoying excellent natural light.

Outside, to the rear, there is a delightful private courtyard garden, attractively paved and providing a peaceful, low-maintenance setting ideal for outdoor dining and relaxation.

Entrance Hallway

A spacious and welcoming hall with a staircase to the first floor and access to the sitting room, snug and dining room.

Sitting Room

Located to the front with a central fireplace, picture rails, deep skirting boards and wall lights.

Snug

A cosy room with a central fireplace, a cupboard housing the boiler and double doors to the courtyard.

Dining Room

A large reception room with wooden flooring, a Velux roof window and a door to garden.

Bedroom Three

Velux roof window, door to garden.

Bedroom Four

A single room with a Velux roof window.

Lower Ground Floor Reception

A large reception room which could be used as a family room or games room. Tiled flooring, window to the front, exposed ceiling beams, vanity unit with sink.

First Floor Landing

Staircase to second floor, doors to the kitchen/diner and bathroom.

Kitchen/Dining Room

A spacious room with a window to the front and ample space for a dining table and chairs. The kitchen is fitted with modern, slab fronted wall cabinets and base units and drawers with work surfaces over. Inset sink and drainer, four ring gas hob with extractor over, single oven, fridge-freezer.

Family Bathroom

A spacious and luxurious bathroom, beautifully appointed with an elegant traditional-style suite comprising a panelled bath, separate shower cubicle, wash hand basin and low-level WC. Finished to a high standard and complemented by a heated towel rail and a window to the rear.



Second Floor Landing

Landing with store cupboard and hatch to loft space.

Bedroom One

A large double room with ample space for furniture. Window to front.

Bedroom Two

A double room with a window to the rear.

Garden

To the rear, there is a delightful walled courtyard garden, attractively paved and providing a private and low-maintenance outdoor space. A pathway leads to the street, and the garden offers an ideal setting for outdoor entertaining and relaxation.

Directions

From Banbury Cross proceed in a southerly direction via South Bar Street for 200 yards and take the first right turn into Crouch Street. Number 33 will be found after a short distance on the left.

Services

All mains services connected.

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, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east. Banbury railway station is within walking distance and 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. The local area provides a range of primary, secondary and mixed boarding schools; the well regarded Harriers Academy is located less than a mile away. Independent schools including St. Johns Priory Prep School, Tudor Hall (girls) and Bloxham School (co-ed) are all within easy reach.

Local Authority

Cherwell District Council. Tax band TBC.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

A Freehold property.

Asking Price: £450,000





Lower Ground Floor Approx Area = 19.79 sq m / 213 sq ft
 Ground Floor Approx Area = 66.81 sq m / 719 sq ft
 First Floor Approx Area = 36.43 sq m / 392 sq ft
 Second Floor Approx Area = 36.43 sq m / 392 sq ft
 Total Area = 159.46 sq m / 1716 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	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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