



74 West Bar Street

Banbury, Oxfordshire, OX16 9RZ



ROUND & JACKSON
ESTATE AGENTS





An attractive and beautifully presented Victorian townhouse featuring spacious accommodation, many original period features, and a large basement with its own access, located on a highly desirable road within the town.

The property

74 West Bar Street, Banbury is an attractive Victorian townhouse, ideally situated close to the town centre on one of the area's most sought-after roads. Offering generously proportioned accommodation arranged over two floors, the property retains a wealth of period charm and character, with features including open fireplaces, bay windows, high ceilings, picture rails, and traditional sash windows. The ground floor comprises a welcoming and spacious entrance hall, two elegant reception rooms, a cloakroom, and a large kitchen/dining room, ideal for both family living and entertaining. On the first floor, a substantial split-level landing provides access to three generously sized bedrooms and a stylish modern family bathroom. A particular feature of the property is the exceptionally large basement, extending to approximately 460 sq ft, which benefits from a rear window and a door providing access to the front, offering excellent potential for a variety of uses. Outside, the property is approached via an attractive front garden enclosed by wrought iron railings, while the beautifully landscaped rear garden extends to approximately 50 feet in length, providing a delightful outdoor space. We have prepared floor plans to show the room sizes and layout. Some of the main features include:

Entrance Hallway

An entrance porch leads into a generous and inviting hallway, with stairs rising to the first floor, steps down to the lower hall, and access to all main reception rooms.

Sitting Room

A beautifully presented reception room, full of character and natural light. A large box bay window to the front aspect creates a bright and airy feel, while the attractive period fireplace forms a charming focal point. The room further benefits from high ceilings, decorative coving and fitted shelving.

Dining Room

A spacious and bright reception room with an open fireplace, wooden flooring and a sash window to the rear.

Kitchen/Dining Room

Having been recently refitted, the kitchen features a range of modern eye level cabinets, base units and drawers with complementary work surfaces, tiled splash backs and an inset sink. There is an integrated dishwasher and a freestanding cooker which remains part of the sale and space for a free standing fridge/freezer, washing machine and tumble dryer. There is ample room for a dining table and chairs, with French doors opening onto the rear garden and a window to the side aspect. The room is finished with attractive wood flooring throughout.



Cloakroom/W.C.

Fitted with a wash hand basin and W.C. Window to the rear aspect.

First Floor Landing

A spacious split-level first-floor landing featuring an impressive high ceiling with access to the loft space, a large built-in storage cupboard, and doors leading to all first floor rooms.

Bedroom One

A generous sized master bedroom featuring an attractive box bay window to the front aspect and a beautiful cast iron fireplace. There is ample space for a range of bedroom furniture.

Bedroom Two

A double bedroom with a window to the rear aspect.

Bedroom Three

A double bedroom with a cast iron fireplace and a window to the rear.

Family Bathroom

A spacious and beautifully appointed family bathroom suite comprising a freestanding roll-top bath with mixer taps and a shower attachment, a large corner shower enclosure, and a traditional wash hand basin with storage beneath. Attractive tiling to the floor and walls, a heated towel rail and two windows to the side aspect.



Basement

A particularly impressive feature of the property is the substantial basement, offering excellent additional storage space and considerable potential for a variety of uses, subject to any necessary consents. The basement benefits from its own external access door to the front garden.

Outside

The beautifully landscaped rear garden provides a delightful outdoor space for relaxation and entertaining. Immediately adjoining the house is a decked seating area which extends along the side of the property and incorporates a useful covered section. Beyond this is a generous lawn bordered by well-stocked flower and shrub beds, creating a private garden setting.

Directions

From Banbury Cross proceed in a Westerly direction along West Bar Street. Continue past Westbeech Court where the property will be found after a short distance on the right hand side. Car parking is available on the street opposite.

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.



Services

All mains services connected. The boiler is located in the kitchen.

Local Authority

Cherwell District Council. Tax band D.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson

Tenure

A freehold property

Asking Price: £475,000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	78 C
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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