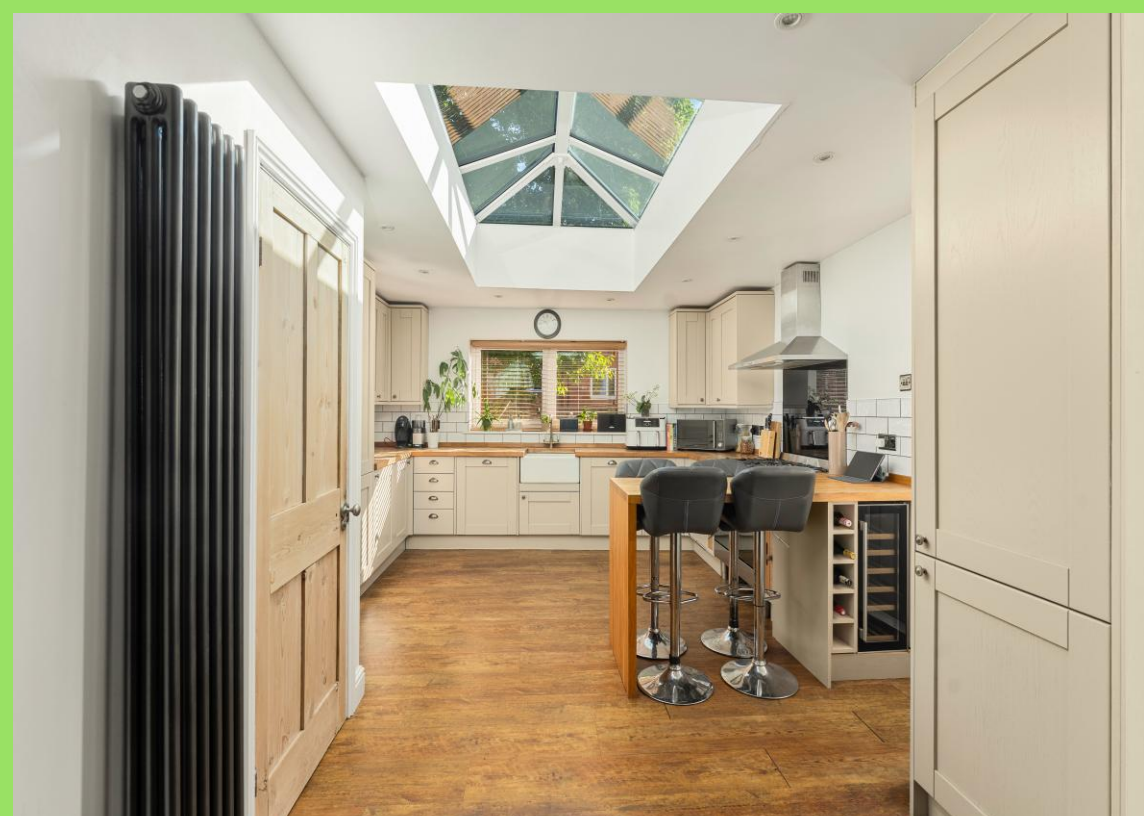




12 Marlborough Place
Banbury, Oxon, OX16 5DA





An impressive four-bedroom Victorian townhouse offering spacious accommodation over three floors, together with a large basement. Renovated approximately ten years ago, the property combines character features with modern fittings and benefits from a rear garden, single garage and driveway.

The property

12 Marlborough Place, Banbury is a substantial Victorian townhouse offering spacious and versatile accommodation arranged over three floors, with the additional benefit of a large basement. Renovated approximately ten years ago, the property combines traditional character with modern decor and kitchen and bathroom fittings. Features include a wood-burning stove, exposed brickwork, traditional style radiators and fitted shelving and cabinetry. The ground floor comprises an entrance hallway, a welcoming sitting room and a large dining/family room with a wide opening into the kitchen, creating a sociable space for everyday family life and entertaining. The kitchen is fitted with Shaker-style cabinetry, wooden work surfaces and a breakfast bar, complemented by a Butler sink and integrated appliances. There is also a ground-floor cloakroom, whilst the basement is accessed from the dining room. On the first floor, the principal bedroom has fitted wardrobes, alongside a single bedroom which could also serve as a study, and a modern family bathroom. Two particularly spacious double bedrooms occupy the second floor. Outside, a driveway provides parking for one car, and there is a single garage with an adjoining lean-to storage room. The good-sized rear garden incorporates a paved patio with a built-in barbecue and a lawn.

Hallway

A welcoming entrance to the property, providing access to the principal ground-floor accommodation, with stairs rising to the first floor.

Sitting Room

A characterful reception room featuring wood-effect flooring and a fireplace housing a wood-burning stove. Recessed shelving and fitted cabinetry provide useful storage and display space, whilst an antique style radiator complements the traditional feel.

Dining/Family Room

A generously proportioned room with ample space for a dining table and additional seating, creating a versatile setting for family life and entertaining. An exposed brick wall adds character, complemented by wood-effect flooring and an antique style radiator. A wide opening connects the room to the kitchen, and there is access to the basement.

Kitchen

Fitted with a range of Shaker-style units complemented by wooden work surfaces, a breakfast bar and a Butler sink. Integrated appliances include a full-height fridge, freezer and dishwasher, with space for a range cooker beneath an extractor hood. A separate cupboard provides space for a washing machine and houses the boiler. The open connection to the dining/family room creates a spacious and sociable layout.

Cloakroom

A conveniently positioned ground-floor cloakroom serving the reception accommodation.

Basement

Accessed from the dining room, the large basement provides valuable additional space, offering considerable scope for storage and other uses.

First Floor Landing

Providing access to the principal bedroom, bedroom four/study and the family bathroom, with a further staircase rising to the second floor.

Master Bedroom

A spacious principal bedroom with a window overlooking the front of the property and fitted wardrobes providing useful storage.

Bedroom Four

A single bedroom positioned at the rear of the property, offering flexibility for use as a child's bedroom, guest room or home office.

Family Bathroom

Fitted with a modern suite comprising a bath with a shower over, WC and a wash hand basin set within a vanity unit. A window to the front provides natural light.

Second Floor

A small landing providing access to two second-floor double bedrooms.

Bedroom Two

A particularly spacious double bedroom with a window overlooking the rear, offering ample room for bedroom furniture.



Bedroom Three

Another generously proportioned double bedroom, with a window to the front and a single built-in wardrobe.

Outside

To the front, a driveway provides off-road parking for one vehicle. The good-sized rear garden features a paved patio with a built-in barbecue, providing space for outdoor dining and entertaining, with the remainder laid to lawn.

Garage

A single garage is positioned to the side of the property, with an adjoining lean-to room providing useful additional storage for garden equipment, tools and household items. Two on-street parking permits are available from the county council.

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 via the High Street and continue into George Street. Take the first right turn into Broad Street and continue to the crossroads and turn right into Marlborough Road. Take the next left turn into Marlborough Place where the property will be seen on your left at the end of the street.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band C.

Viewing Arrangements

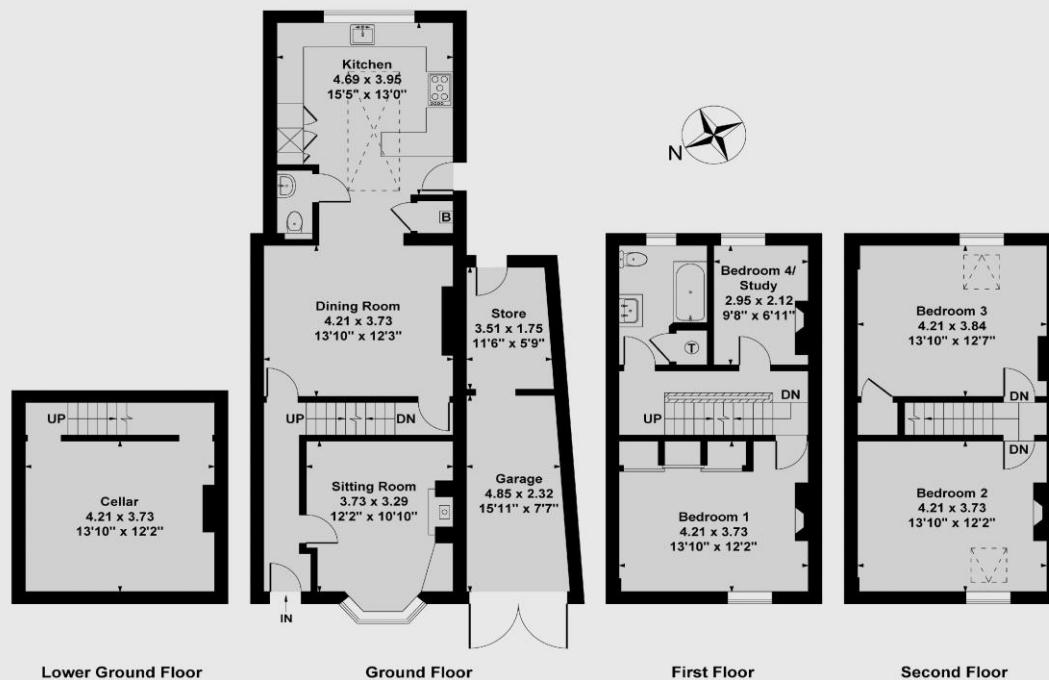
Strictly by prior arrangement with Round & Jackson

Tenure

A freehold property

Asking Price: £435,000





Lower Ground Floor Approx Area = 19.80 sq m / 213 sq ft
 Ground Floor Approx Area = 58.61 sq m / 631 sq ft
 First Floor Approx Area = 36.25 sq m / 390 sq ft
 Second Floor Approx Area = 36.25 sq m / 390 sq ft
 Garage Approx Area = 10.41 sq m / 112 sq ft
 Outbuilding Approx Area = 5.59 sq m / 60 sq ft
 Total Area = 166.91 sq m / 1796 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		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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