



52 Hightown Road  
Banbury, OX16 9BT



ROUND & JACKSON  
ESTATE AGENTS





Three-bedroom semi-detached home on Hightown Road, offering off-road parking, a large rear garden, and excellent access to the hospital and train station.

### The property

Situated on the popular Hightown Road, this spacious three-bedroom semi-detached family home enjoys a highly convenient location within easy reach of Banbury Railway Station, the Hospital, local shops, everyday amenities, and well-regarded schools, all of which are within comfortable walking distance. The property has been extended to the rear, creating additional and versatile living space ideally suited to modern family life. The ground floor offers well-proportioned accommodation throughout, with the rear extension providing a useful lobby area leading to a ground-floor shower room with W.C and a separate utility area. To the first floor are three generous double bedrooms, served by a family bathroom, while the additional ground-floor shower room and W.C provide added practicality for busy households. Outside, the property benefits from off-road parking to the front and a substantial rear garden extending to approximately 75 feet in length, providing plenty of space for children to play, gardening enthusiasts, or outdoor entertaining. Combining spacious accommodation, practical family features, and a highly sought-after location close to excellent transport links, schools, shops, and amenities, this is an excellent opportunity to acquire a well-positioned family home in one of Banbury's most popular residential areas.

We have prepared a floor plan to show the room sizes and layout, some of the main features include:

### Entrance Hallway

A spacious entrance hallway with laminate flooring, a useful under-stairs storage cupboard, stairs rising to the first floor, and a window to the front aspect. Doors lead to all principal ground floor rooms.

### Sitting Room

A bright and airy reception room featuring attractive exposed brickwork and a window overlooking the rear garden. The laminate flooring continues through from the hallway.

### Kitchen/Diner

A good-sized kitchen/dining room fitted with a range of shaker-style wall and base cabinets with work surfaces over and tiled splash backs. There are windows to the front and side aspects and a door leading to the rear lobby area. Fitted appliances include an electric oven, four-ring gas hob and extractor hood. There is also a sink and drainer, space and plumbing for a washing machine, space and plumbing for a slimline dishwasher, and tiled flooring throughout.

### Rear Lobby

Providing access to the ground floor shower room, separate W.C and utility/storage room.

### Ground Floor Shower

Fitted with a shower cubicle, tiled splash backs and vinyl flooring.

### W.C

Fitted with a white suite comprising a low-level W.C. Window to the side aspect. The wall-mounted Worcester gas-fired boiler is located here. Wood-effect vinyl flooring.

### Utility Room/Storage Area

Forming part of the rear extension, this useful room is fitted with a work surface and wall-mounted cupboards, with space for a tumble dryer. Window to the rear aspect.

### First Floor Landing

A spacious landing with doors leading to all first-floor rooms, a window to the front aspect and loft access.

### Bedroom One

A large double bedroom with a window to the front aspect.

### Bedroom Two

A large double bedroom with a window to the rear aspect.

### Bedroom Three

A double bedroom with a window to the front aspect and an original cast-iron fireplace (not currently in use).



### Family Bathroom

Fitted with a white suite comprising a panelled bath with rainfall shower head and handheld attachment, wash hand basin and low-level WC. Further benefits include tiled splash backs, wood-effect flooring, a heated towel rail and two windows to the side aspect.

### Rear Garden

A generous rear garden measuring approximately 100ft in length, predominantly laid to lawn with a range of established trees, shrubs and bushes. A central pathway leads through the garden to a timber shed. There is a paved patio adjoining the rear of the property and gated access to a useful side storage area, which also benefits from an outside tap.

### Front Garden

To the front of the property is a block-paved driveway providing off-road parking for two vehicles. Well-stocked flower beds contain a variety of mature shrubs, trees and bushes, with a pathway leading to the entrance porch.

### 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 the Town and many places of historical interest are within easy reach.

### Directions

From Banbury Cross proceed southwards via South Bar Street and into the Oxford Road. Continue for approximately half a mile then turn immediately left after the Horton Hospital into Hightown Road. Follow the road along and after passing the turning for Green Lane, on your left, number 52 Hightown Road will be found on your left-hand-side.

### Services

All mains services connected. The gas-fired boiler is located in the ground floor W.C.

### Local Authority

Cherwell District Council. Tax band B.

### Viewing arrangements

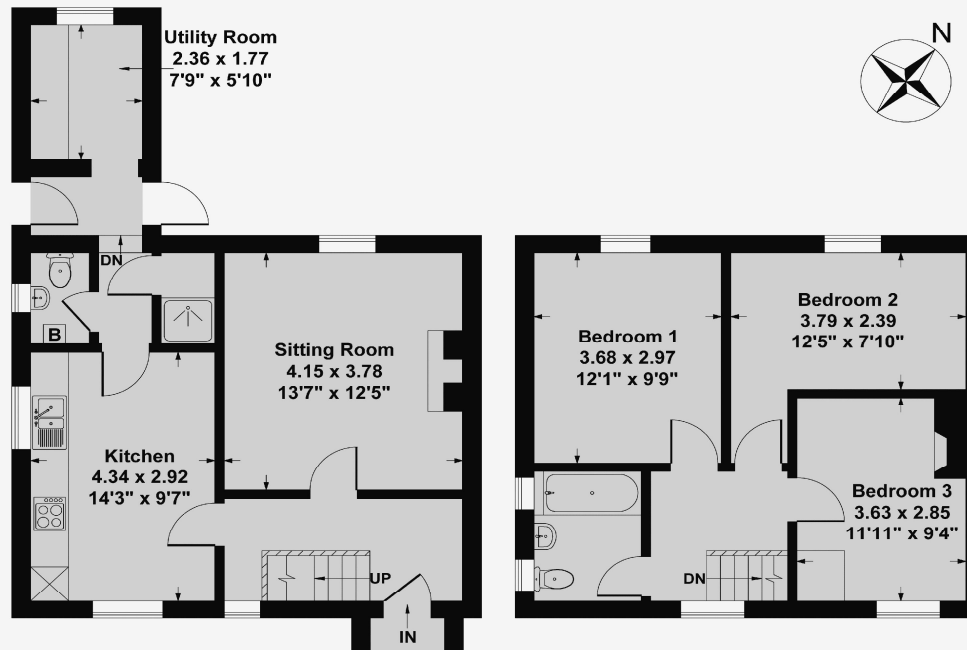
Strictly by prior arrangement with Round & Jackson.

### Tenure

A freehold property.

**Asking Price: £335,000**





Ground Floor

First Floor

Ground Floor Approx Area = 48.77 sq m / 525 sq ft  
 First Floor Approx Area = 41.73 sq m / 449 sq ft  
 Total Area = 90.50 sq m / 974 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	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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