



63 Queens Road
Banbury, Oxfordshire, OX16 0ED

 **ROUND & JACKSON**
ESTATE AGENTS





A beautifully restored five-bedroom Victorian town house combining period elegance with contemporary style. Featuring spacious accommodation, high-quality finishes, and a landscaped garden in a prime location close to People's Park and the town centre.

The property

An exceptional Victorian town house offering beautifully restored and thoughtfully designed accommodation, combining the elegance of period architecture with the sophistication of contemporary living. This distinguished five-bedroom residence provides spacious and versatile family accommodation arranged over four floors, with two reception rooms, each retaining fine original features that reflect the home's character, there is also a conservatory with access to the rear garden. The impressive kitchen has been fitted to a particularly high standard with quality appliances and cabinetry, while the two bathrooms have been finished with stylish fittings. Throughout the property, the interior is light and beautifully presented, showcasing meticulous craftsmanship, tasteful décor, and a seamless balance between traditional charm and modern comfort. Externally, the landscaped rear garden offers a private and tranquil setting, ideal for outdoor entertaining or quiet relaxation. Perfectly positioned in a highly sought-after and convenient location close to People's Park and within easy reach of Banbury town centre, this outstanding home represents a rare opportunity to acquire a property of such calibre, character, and refinement.

Hall

Modern wood effect flooring, stairs to first floor and doors to the dining room and sitting room.

Sitting Room

A cosy sitting room with a bay window to the front, a central fireplace and wood effect flooring.

Dining Room

A spacious reception room featuring a large opening leading directly into the kitchen. The dining area includes a central (currently disconnected) gas fireplace, an under-stairs storage cupboard, and windows to the side.

Kitchen

A large, beautifully refitted kitchen connected to the dining room, creating an ideal space for family living and entertaining. Double doors open into the conservatory, enhancing the sense of space and light. The kitchen is fitted with shaker-style eye-level cabinets, matching base units and drawers, stone work surfaces, a double Belfast sink, integrated fridge-freezer and dishwasher, space for a washing machine, and a wall-mounted boiler. There is also a range cooker included with an extraction hood over.

Conservatory

A useful additional room with double doors to the garden.

First Floor



The landing leads onto a superb bedroom suite with a dressing room/study and an en-suite bathroom. There is a further large double bedroom on this floor with a window to the front.

Second Floor

On the second floor there is a landing with stairs to the third floor, a large double bedroom, a single bedroom and a shower room which has been re-fitted in recent years.

Third Floor

On the third floor there is an additional room with useful eaves storage and direct access from the landing.

Outside

A private rear garden featuring a block-paved seating area adjoining the house, perfect for outdoor dining and entertaining. The garden includes a well-maintained lawn bordered by mature flowers and plants, with gated side access.



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 West Bar and into the Broughton Road. Turn right into Bath Road, left into Park Road and Queen's Road will be found as the first turning on the right. Continue down Queen's Road for approximately 200 yards, where the property will be found on the right-hand side.

Services

All mains' services connected.

Local Authority

Cherwell District Council. Tax band C.

Viewing Arrangements

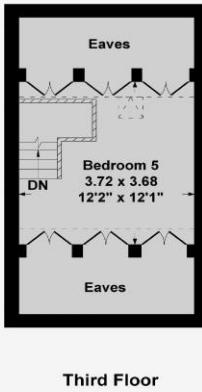
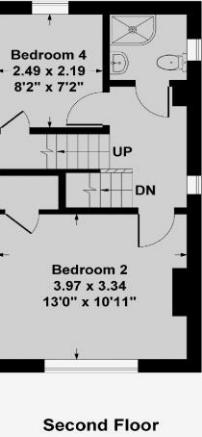
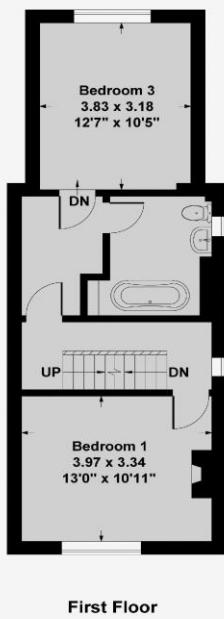
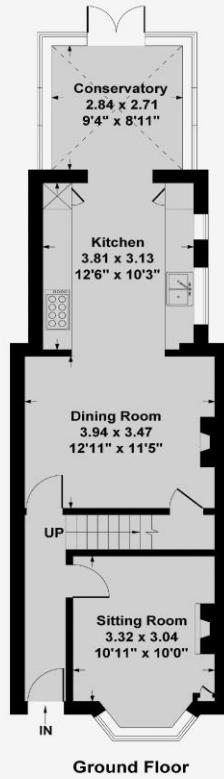
Strictly by prior arrangement with Round & Jackson

Tenure

A freehold property

**Asking Price: Offers over
£380,000**





Ground Floor

First Floor

Second Floor

Third Floor

Ground Floor Approx Area = 52.89 sq m / 569 sq ft
First Floor Approx Area = 43.48 sq m / 468 sq ft
Second Floor Approx Area = 30.70 sq m / 330 sq ft
Third Floor Approx Area = 13.54 sq m / 146 sq ft
Total Area = 140.61 sq m / 1513 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.

www.focuspointhomes.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		56 D
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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



ROUND & JACKSON
ESTATE AGENTS

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.