



15 Barcombe Close
Banbury, OX16 1FD



ROUND & JACKSON
ESTATE AGENTS





A well-proportioned four-bedroom detached family home, tucked away at the end of a quiet no-through cul-de-sac, close to local schooling and offered with no onward chain. The property provides generous and flexible accommodation, including a garage conversion offering the potential for a fifth bedroom or additional reception room.

The property

The property is entered via an entrance hallway with access to the ground floor and stairs to the first floor. The good-sized sitting room features a bay window, inset gas fire and wooden surround, with an archway leading to the separate dining room and conservatory. Subject to relevant consents, there may be scope to reconfigure the dining room and kitchen to create a larger open-plan space. The kitchen is fitted with oak-effect Shaker-style units, integrated oven, grill, gas hob and extractor, with space for further appliances. A utility area provides plumbing for a washing machine and tumble dryer and houses the Glow-worm gas boiler. The converted garage offers excellent additional accommodation, suitable as a reception room, home office or potential fifth bedroom, with French doors to the garden and a shower cubicle. The conservatory has tiled flooring and garden access, while a ground-floor cloakroom completes the accommodation. Upstairs are four bedrooms, including three with built-in storage, plus a family bathroom with bath and separate shower.

Outside, the private and well-stocked rear garden features established borders, lawn, large patio, shed, powered workshop and greenhouse. Gated side access leads to the driveway. To the front is a block-paved driveway providing parking for two vehicles, with lawn and established planted borders. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

Entrance hallway with doors leading to the ground-floor accommodation and stairs rising to the first floor.

Sitting Room

A good-sized sitting room with a bay window to the front aspect, inset gas fire with wooden surround and an archway leading through to the dining room.

Dining Room

Separate dining room with a glazed door leading into the conservatory and access to the kitchen. There is potential, subject to the necessary consents and building regulations, to reconfigure the space with the adjoining kitchen.

Kitchen

Fitted with a range of oak-coloured Shaker-style units, inset sink and drainer, integrated oven and grill, four-ring gas hob and extractor hood. Space is provided for a fridge/freezer and dishwasher or washing machine. Window overlooking the rear garden, internal window to the dining room and useful built-in understairs storage cupboard.

Utility Area

Providing space and plumbing for a washing machine and tumble dryer, with a wall-mounted Glow-worm gas-fired boiler. Access through to the converted garage.

Bedroom Five / Reception Room

A versatile and good-sized additional room suitable for use as a reception room, home office or potential fifth bedroom. French doors open onto the rear garden, with a window to the front aspect and a built-in shower cubicle with electric shower.

Conservatory

A useful additional reception space with tiled flooring and a sliding door opening directly onto the rear garden.

Ground Floor W.C

Fitted with a white suite comprising WC and wash hand basin, with tiled splash backs and a window to the front aspect.



First Floor Landing

Doors leading to all first-floor rooms, loft hatch giving access to the roof space and a built-in airing cupboard housing the hot water tank with shelving.

Bedroom One

Double bedroom with a window to the front aspect and built-in wardrobes.

Bedroom Two

Double bedroom with a window overlooking the rear aspect and built-in wardrobes.

Bedroom Three

A good-sized bedroom with a Velux-style window to the rear aspect, built-in cupboard and a generous amount of low-level eaves storage. Some restricted head height.

Bedroom Four

Single bedroom with a window to the front aspect.

Family Bathroom

Fitted with a white suite comprising a panelled bath, recently fitted separate shower cubicle, WC and wash hand basin. Attractive tiled splash backs, panelled shower splash backs, vinyl flooring, heated towel rail and a window to the rear aspect.

Rear Garden

A beautiful and well-stocked rear garden offering a high degree of privacy, with a lawn, established planted borders and a variety of mature shrubs and bushes. Large patio adjoining the house, outside tap, gated side access, greenhouse, powered wooden shed and a further powered workshop.

Front Garden And Driveway

Block-paved driveway providing off-road parking for two vehicles, with an adjoining lawn and established planted beds. A gravelled border with further established planting runs alongside the property.

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 in a northerly direction along North Bar Street and onto Horsefair. At the cross roads turn left on to the Warwick Road. Continue along this road for approximately 1 mile, passing the left hand turn for Stratford Upon Avon. At the roundabout take the second exit onto Highlands then take the second left into Rother Road. Take the first right into Barcombe Close and follow the road down, bear left and the property will be found at the end of the cul-de-sac on your right-hand side.

Services

All mains services connected. The gas fired boiler is located in the utility area.

Local Authority

Cherwell District Council. Tax band D.

Viewing arrangements

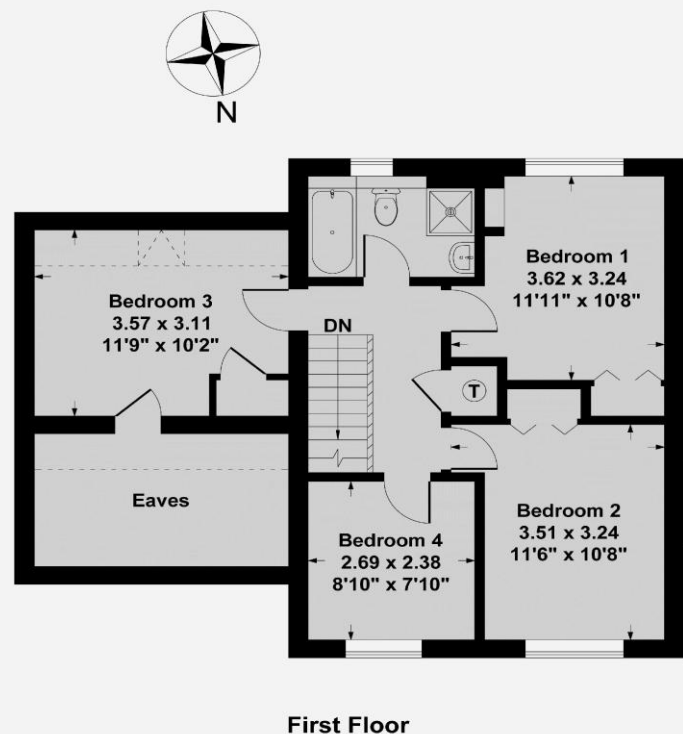
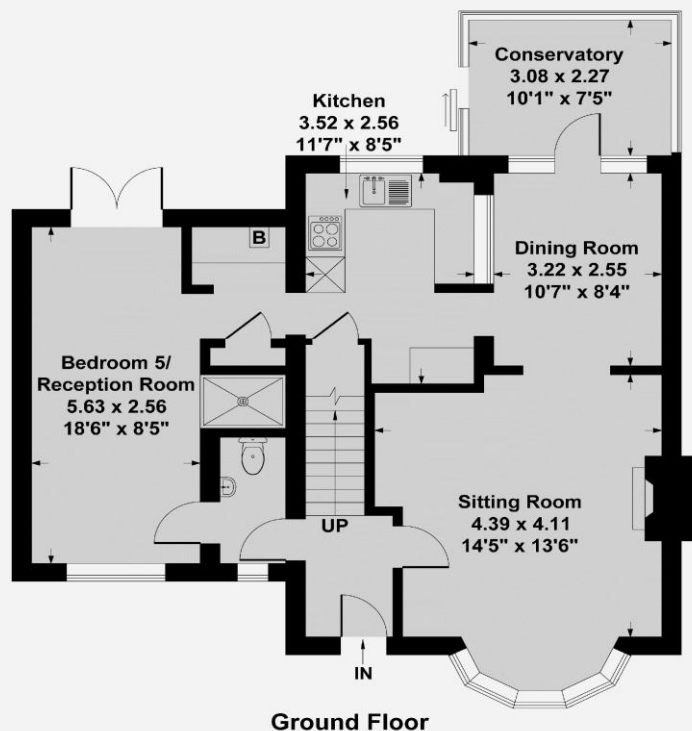
Strictly by prior arrangement with Round & Jackson.

Tenure

Freehold property.

Asking Price: £340,000





Ground Floor Approx Area = 74.93 sq m / 807 sq ft
First Floor Approx Area = 54.91 sq m / 591 sq ft
Total Area = 129.84 sq m / 1398 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	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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