



10 Wilson Road
Banbury, Oxfordshire, OX16 1JE



ROUND & JACKSON
ESTATE AGENTS





An immaculately presented four bedroom detached family home with a garage and off street parking, located close to local schooling and amenities on the north side of town.

The property

Constructed by Bloor Homes in 2022, 10 Wilson Road is an immaculately presented four-bedroom detached family home, featuring a beautifully landscaped garden, garage, and off-street parking. The accommodation is arranged over two floors. The ground floor comprises an entrance hall, sitting room, downstairs WC, a spacious kitchen/dining/family room, a utility cupboard, and an integral garage. The first floor offers two double bedrooms with en suite shower rooms, two further double bedrooms, and a family bathroom. To the front of the property, there is driveway parking for two vehicles alongside a lawned area with hedge borders. To the rear, the garden has been thoughtfully landscaped, predominantly laid to lawn with planted borders and a patio area adjoining the house. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hall

Stairs rising to the first floor, doors to all first floor accommodation and a door into the integral garage.

Sitting Room

A large reception room with a bay window to the front and ample space for a range of furniture.

Downstairs W.C

A white suite comprising a W.C and wash hand basin with tiled splashbacks.

Kitchen/Diner/Family Room

A superb open-plan kitchen/dining/family room, providing an ideal space for both entertaining and everyday living. The kitchen is fitted with a range of eye-level cabinets, base units and drawers with work surfaces over, upstands and an inset sink with drainer. Integrated appliances include a dishwasher, double oven and a gas hob with extractor over and space for a freestanding fridge/freezer. A large double cupboard offers space and plumbing for a washing machine and tumble dryer. There is ample space for a dining table, chairs and additional seating, with two rear-facing windows and French doors allowing for plenty of natural light and access to the rear garden.

First Floor Landing

Doors to all first floor accommodation, two useful storage cupboards and a loft hatch providing access to the roof space.

Bedroom One

A spacious master bedroom with fitted wardrobes, a window to the front aspect and a door to the en suite. The en suite is fitted with a white suite comprising a WC, wash hand basin, shower cubicle and attractive modern tiling throughout.

Bedroom Two

A spacious double bedroom with a built in cupboard, built in wardrobes, a window to the front aspect and a door leading to the en suite. The en suite comprises a WC, wash hand basin with storage beneath and a shower cubicle. Attractive modern tiling throughout and a window to the front aspect.

Bedroom Three

A double bedroom with built in wardrobes and a window to the rear aspect.

Bedroom Four

A double bedroom with a window to the rear aspect.

Family Bathroom

A white suite comprising a wash hand basin, WC and panelled bath with a shower over. Attractive modern tiling throughout and a window to the rear aspect.



Outside

To the front of the property, there is driveway parking for two vehicles, alongside a lawned area with hedge borders. To the rear, there is a beautifully landscaped garden which is predominantly laid to lawn, complemented by planted borders and a patio area adjoining the house, ideal for outdoor dining and entertaining.

Garage

An integral single garage with light and power connected. Up and over door to the front and a personal door leading into the hallway.

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 (55 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 via North Bar Street and turn left into the Warwick Road. Continue for approximately one and a half miles and at the traffic lights near the Barley Mow Public house turn left onto the Stratford Road. Take the next left hand turn into Bretch Hill and then take the second right into George Parish Road and then left into Tony Humphries Road. Continue along this road as it changes to Bailey Road and then Wilson Road where Number 10 will immediately be found on your right hand side.



Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band E.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

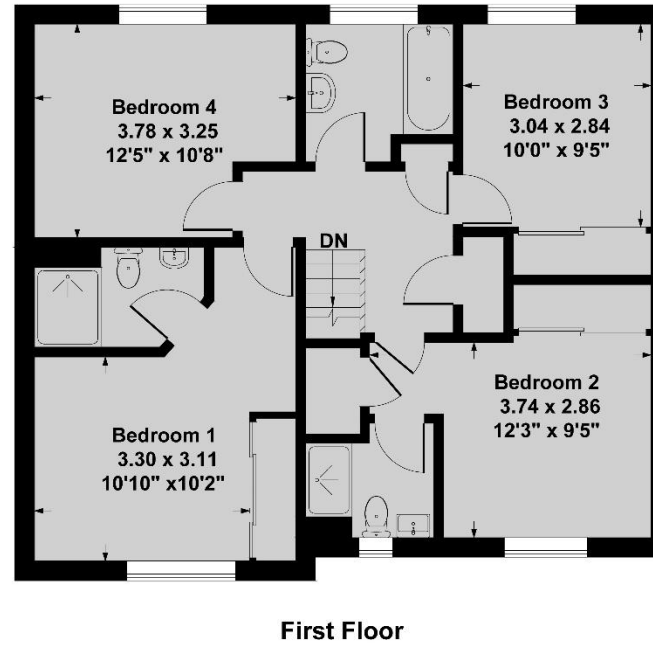
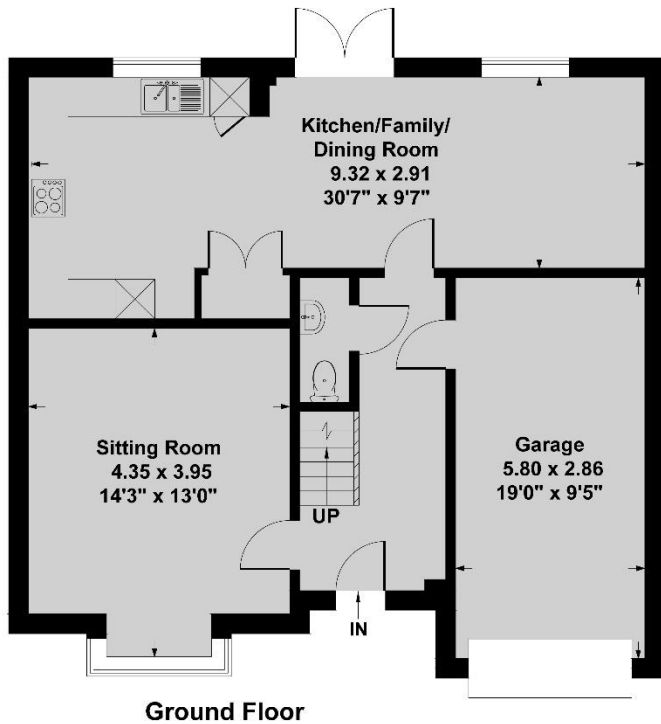
A Freehold property.

Agents Note

We understand there will be a yearly estate charge of £191 for the development.

Asking Price: £485,000





Ground Floor Approx Area = 60.57 sq m / 652 sq ft
First Floor Approx Area = 74.32 sq m / 800 sq ft
Garage Approx Area = 16.58 sq m / 178 sq ft
Total Area = 151.47 sq m / 1630 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		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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