64 West Bar Street

Banbury, Oxon, OX16 9RZ

ROUND & JACKSON
ESTATE AGENTS

A charming and characterful Victorian house in a quiet, tucked away off-road location yet close to the town centre and train station with two reception rooms, three double bedrooms and a private courtyard garden.

The Property

64 West Bar Street, Banbury is a charming Victorian terraced house which is pleasantly located in a tucked away position close to the town centre and train station. The property has been thoughtfully maintained and offers beautifully presented accommodation with many original features including fireplaces, flag stone flooring and sash windows. The accommodation is arranged over four floors with the kitchen/breakfast room and cloakroom/W.C on the lower ground floor level which provides access to the courtyard garden and on the ground floor there is the entrance hallway, sitting room and dining room. On the first floor there is a central landing, two double bedrooms, a modern family bathroom and stairs leading to the second floor where there is a double bedroom. Outside of the property to the front, there is a small, enclosed gravelled garden area with a path leading to the front door. To the rear of the property there is a very private and pleasant courtyard garden with a walled perimeter and gated rear access.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Main door to the front with flag stone flooring, doors to both reception rooms, stairs rising to the first floor, stairs leading down to the lower ground floor level and a sash window to the rear aspect.

Sitting Room

A spacious reception room, with a sash window to the front, a beautiful cast iron open fireplace with white mantle surround.

Dining Room

With a sash window to the rear aspect, a recessed storage cupboard and a central, cast-iron feature fireplace.

Utility Room/W.C.

Located on the lower ground floor which has space and plumbing for a free-standing washing machine, tumble dryer and a fitted W.C., wash hand basin and a window to the rear aspect.

Kitchen/Breakfast Room

Re-fitted in 2026, a modern kitchen which is fitted with a range of shaker style eye level cabinets with base units and drawers and oak work surfaces over, a porcelain sinks and draining board, space and plumbing for a free-standing slim line dishwasher and fridge/freezer. There is an integrated single oven with a five-ring gas hob above and extractor hood over, space for a small dining table and chairs. Window and door to the rear aspect.

First Floor Landing

With doors to all first floor accommodation, an airing cupboard, a sash window to the rear aspect and door to stairs rising to the second floor.

Bedroom Two

A double bedroom with a sash window to the front aspect and a fitted wash hand basin.

Bedroom Three

A double bedroom with a sash window to the rear aspect and a fitted wash hand basin.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath with a shower over, W.C., wash hand basin, tiled splash backs and a window to the front aspect.

Bedroom One

Located on the second floor, a double bedroom with a window to the rear aspect and built in cupboard.

Outside
The property is pleasantly situated on a secluded pathway and to the front, there is a small gravelled garden with a brick walled perimeter and small path to the front door. To the rear, there is a private courtyard garden with a walled perimeter and gated rear access.

Anti-Money Laundering
In accordance with current Anti-Money Laundering regulations, all purchasers are required to complete identity verification and Anti-Money Laundering (AML) checks. Round & Jackson will not mark a property as Sold Subject to Contract or issue a Memorandum of Sale until these checks have been satisfactorily completed.

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 in a Westerly direction along West Bar Street. Continue past Westbeech Court where the property will be found after a short distance down a footpath on the right hand side. Car parking is available on the street opposite and parking permits are available through the council.

Services
All mains' services connected. The gas fired boiler is located in the dining room.

Local Authority
Cherwell District Council. Tax band C.

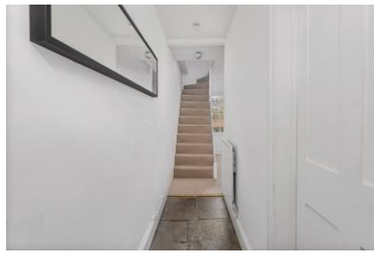
Tenure
A Freehold property

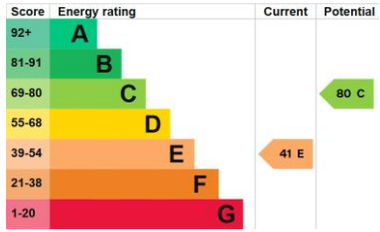
Viewing arrangements
Strictly by prior arrangement with Round & Jackson

Asking Price: **£349,000**

Lower Ground Floor Approx Area = 18.12 sq m / 195 sq ft
Ground Floor Approx Area = 33.08 sq m / 356 sq ft
First Floor Approx Area = 33.08 sq m / 356 sq ft
Second Floor Approx Area = 14.89 sq m / 160 sq ft
Total Area = 99.17 sq m / 1067 sq ft

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





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

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 the 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.

ROUND & JACKSON
ESTATE AGENTS