



2 Winchester Close

Banbury, Oxfordshire, OX16 4FP



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented five bedroom detached family home with a private rear garden, large driveway and double garage. Located on the eastern side of town, the property is within walking distance to the train station and town centre and is available with no onward chain.

The property

2 Winchester Close, Banbury is a very well-presented modern family home which is located within a quiet road on the eastern side of town and is within easy reach of the train station, amenities and junction 11 of the M40. The property has a large driveway, a double garage and a private rear garden and has accommodation arranged over two floors. On the ground floor there is an entrance hallway, cloakroom/W.C., a large dual aspect sitting room, dining room, utility room, study and a superb kitchen which has had an extension to create a large dining/family area. On the first floor there is a large landing, modern family bathroom, five good sized bedrooms and an en-suite shower room to the master. To the front of the property there is a driveway which provides off road parking for several vehicles as well as a large lawned area. To the rear of the house, there is a pleasant garden which is laid to lawn with a large patio seating area and side access to the front of the property. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Main entrance door to the front, stairs rising to the first floor and doors to all ground floor accommodation. Tiled flooring throughout.

Cloakroom/W.C.

Fitted with a vanity unit, W.C. and heated towel rail. Tiled splash backs and flooring and a window to the front aspect.

Sitting Room

An incredibly spacious dual aspect reception room with ample space for a range of furniture, a central gas fire place, a box bay window to the front aspect and a sliding patio door leading to the rear garden.

Dining Room

A spacious reception room with a bay window to the rear aspect.

Kitchen/Dining/Family Room

A spacious open plan room which was extended by the current owners in 2017 to create a large kitchen/dining/family area. The kitchen is fitted with a range of white eye level cabinets, base units and drawers with work surfaces, an inset sink with draining board, space for a range cooker with extractor over and space/plumbing for a dishwasher. The extended family/dining area is a great addition to the house and offers a bright reception space with room for a range of furniture. There are windows to the rear and side aspects and double doors leading into the garden.

Utility Room

Fitted with eye level and base units with an inset sink and draining board, space and plumbing for a washing machine, tumble dryer and fridge/freezer. Tiled flooring and doors to the study and rear garden.



Study

Formerly part of the double garage, this useful space has been altered to create an office space. Doors to the garage and rear garden.

First Floor Landing

Accessed via a bifurcated staircase, the large landing has doors to all first floor accommodation, a hatch to loft space and an airing cupboard which houses the hot water cylinder and a window to the side aspect.

Master Bedroom & En-Suite

A large double bedroom with a window to the rear aspect and door to the en-suite room. The en-suite is fitted with a white modern suite comprising a W.C., wash hand basin, bidet, a shower cubicle and heated towel rail. There is tiled flooring and splash backs and a window to the rear aspect.

Bedroom Two

A large double bedroom with a built in double wardrobe and a window to the front aspect.

Bedroom Three

A double bedroom with a window to the front aspect.

Bedroom Four

A double bedroom with a window to the rear aspect.

Bedroom Five

A double bedroom with a window to the front aspect.



Family Bathroom

Fitted with a modern white suite comprising a W.C., wash hand basin and a paneled jacuzzi bath with a mixer shower over. Tiled flooring and splash backs with a window to the rear aspect.

Double Garage

Up and over doors to the front and power and light connected.

Outside

To the front of the property there is a large lawned area with established trees and a driveway which provides off road parking for several vehicles. To the rear of the property there is a pleasant and private garden which has a large area of lawned garden, a patio seating area which adjoins the house and a pergola at the foot of the garden which provides a great space for patio furniture. Side gate providing access to the front of 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 town centre proceed in an easterly direction via the Middleton Road. Continue over mini roundabout and through the traffic lights then turn right into Priory Vale Road. Turn right in Winchester Close where the property will be found immediately on your right hand side.



Services

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

Local Authority

Cherwell District Council. Tax band F.

Viewing Arrangements.

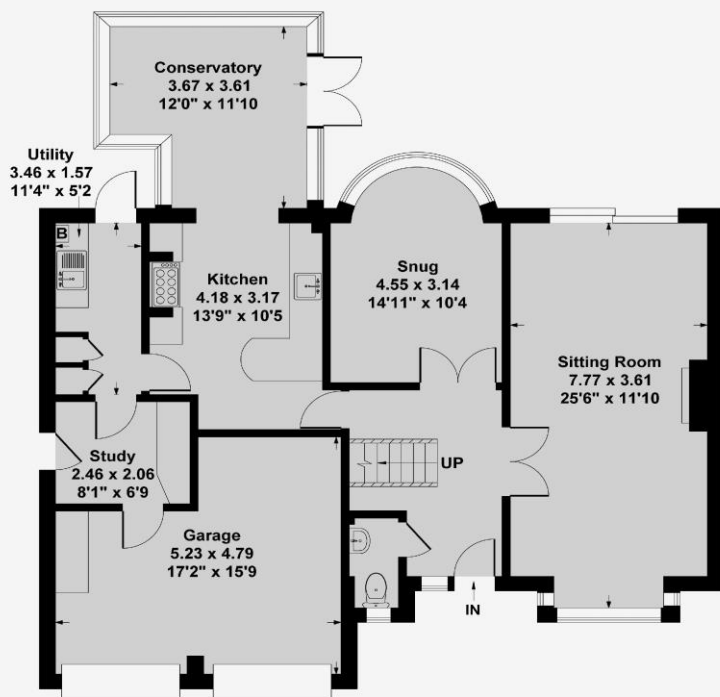
By prior arrangement with Round & Jackson.

Tenure

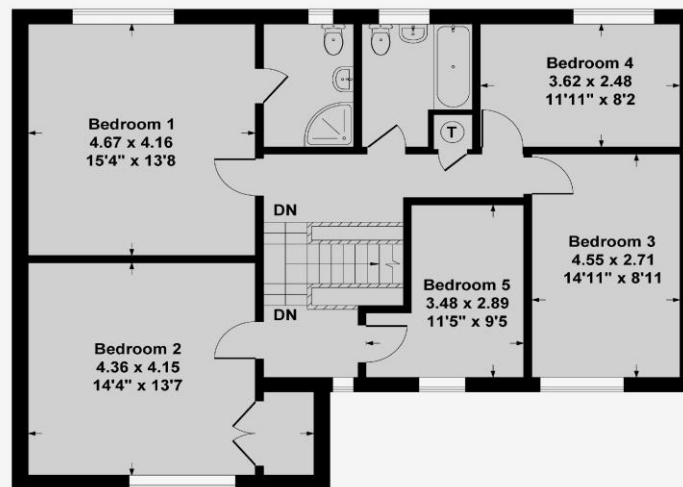
A freehold property.

Guide Price: £575,000





Ground Floor



First Floor

Ground Floor Approx Area = 111.87 sq m / 1204 sq ft
First Floor Approx Area = 95.48 sq m / 1028 sq ft
Total Area = 207.35 sq m / 2232 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	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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

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