



87 Sinclair Avenue  
Banbury, OX16 1BQ



ROUND & JACKSON  
ESTATE AGENTS





This superbly extended three-bedroom semi-detached property offers generous, versatile living space ideal for modern family life. Thoughtfully enhanced by both rear and side extensions, the home blends character features with contemporary open-plan living, all set within an impressive, large rear garden.

#### The property

87 Sinclair Avenue, Banbury is a greatly extended, three-bedroom semi-detached family home with a very large rear garden and driveway parking. The standout feature of this home is the substantial rear ground floor extension, creating a stunning open-plan kitchen diner. Designed with both everyday living and entertaining in mind, this expansive space enjoys excellent natural light and direct access to the garden, offering a seamless indoor-outdoor lifestyle. The side extension provides a valuable additional room, ideal as a treatment room, home office, studio, or playroom and would be perfectly suited to those running a business from home or requiring flexible living accommodation. Also located within the side extension is a practical utility area and a convenient ground floor WC, enhancing the home's functionality. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom. The exposed floorboards continue on the first floor, maintaining the home's cohesive character and appeal and there are quality fitted shutters to the windows.

To the rear, the property boasts a particularly large lawned garden measuring over 100 feet, offering excellent privacy and space for families, gardening enthusiasts, or outdoor entertaining. Various patio areas provide ideal spots for seating and dining, while an outside tap adds everyday practicality. To the front, driveway parking comfortably accommodates two vehicles, providing convenient off-road parking. We have prepared a floor plan to show the room sizes and layout. Some of the main features include:

#### Entrance Hallway

A welcoming entrance hallway with stairs rising to the first floor and doors providing access to the sitting room and kitchen/diner. The space features attractive exposed wooden floorboards, setting the tone for the character and warmth found throughout the home.

#### Sitting Room

A well-proportioned reception room with a window to the front aspect, allowing for excellent natural light. A feature log-burning stove creates a cosy focal point, complemented by exposed wooden floorboards which enhance the room's charm and character.

#### Kitchen/Dining Room

Forming part of the impressive rear extension, this substantial open-plan kitchen/dining space has been designed with modern living and entertaining in mind. Bifold doors open directly onto the rear garden, creating a seamless indoor-outdoor connection. The kitchen is fitted with a stylish range of grey shaker-style units with wooden worktops over and attractive metro tiled splashbacks. A central island provides additional storage and preparation space. Appliances include a fitted range cooker, integrated dishwasher, ceramic sink and drainer, and space for a fridge-freezer. Wood-effect tiled flooring runs throughout, and two Velux roof windows flood the space with natural light, creating a wonderfully bright and airy atmosphere. The room also benefits from a further feature log-burning stove, a generous understairs storage cupboard, and a door leading through to the side extension.

#### Side Extension Studio/Utility Area and W.C

Currently utilised as a treatment room, this versatile space offers excellent flexibility and could equally serve as a home office, playroom, or ground floor bedroom (subject to requirements). The room features wood-effect flooring, a window and door to the front aspect, and a Velux roof window, ensuring plenty of natural light. The utility area is located behind the treatment room, the utility space provides a worktop area along with space and plumbing for a washing machine.



A door from here leads directly into the rear garden, offering practical everyday access. The W.C is fitted with a white suite comprising a low-level WC and wash hand basin. A rear aspect window provides natural ventilation and light.

#### First Floor Landing

Window to the side aspect, doors leading to all bedrooms and the family bathroom, and access via a loft hatch to the roof space.

#### Bedroom One

A spacious double bedroom with a window to the front aspect and fitted shutters. Exposed wooden floorboards continue the home's characterful theme.

#### Bedroom Two

A further generous double bedroom with a window overlooking the rear garden, complete with fitted shutters and exposed wooden floorboards.

#### Bedroom Three

A single bedroom with a window to the front aspect and fitted shutters, ideal as a child's bedroom, nursery, or home office. Exposed wooden floorboards complete the space.

#### Family Bathroom

The bathroom is fitted with an attractive white suite comprising a panelled bath, low-level WC, and wash hand basin. Stylish metro tiled splashbacks and wood-effect flooring enhance the overall finish. Additional features include a heated towel rail, a window to the rear aspect, and a large built-in cupboard housing the gas-fired boiler.

#### Outside

A particularly impressive feature of the property, the rear garden extends to well over 100 feet and is predominantly laid to lawn. Immediately adjoining the house is a decked seating area, ideal for outdoor dining and entertaining, along with an outside tap for convenience. A pathway leads down the garden to a pergola with a seating area, creating a further space to relax and unwind. At the foot of the garden sits an insulated outbuilding complete with power and lighting, offering excellent potential as a home office, studio, or workshop and is currently being used as a gym. The garden is bordered by established sleeper-edged beds, mature trees, and shrubs, providing privacy and seasonal interest.

#### Directions

From Banbury town centre proceed along the Warwick Road for around half a mile and turn right at the second roundabout onto Ruscot Avenue. Take the first left onto Sinclair Avenue and continue for around 600 yards where the property will be seen on your left hand side just after the Hillview Crescent turning.

#### 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 and many places of historical interest are within easy reach.

#### Services

All mains services connected. The gas fired boiler is located in family bathroom.

#### Local Authority

Cherwell District Council. Tax band C.

#### Viewing Arrangements

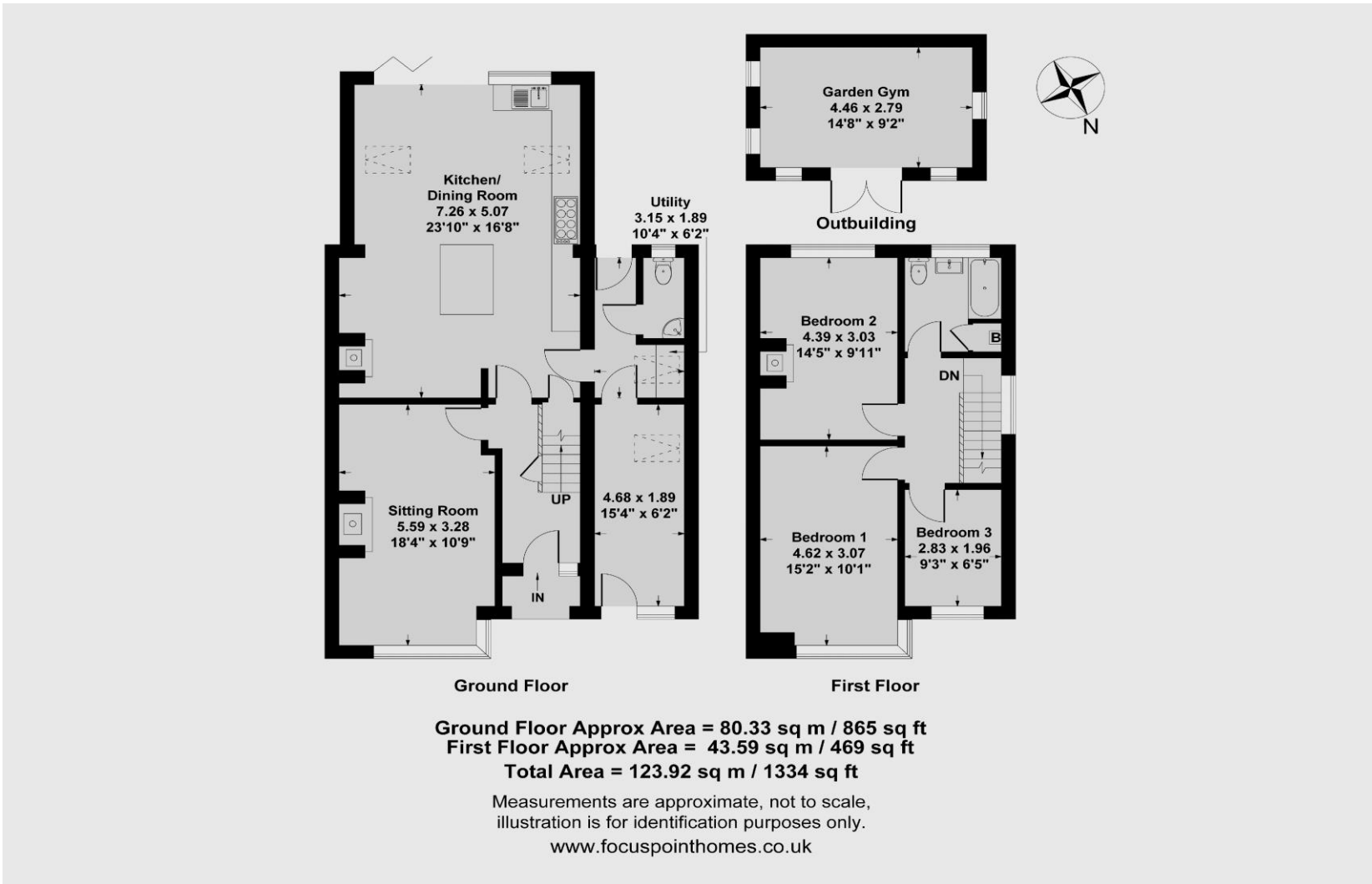
Strictly by prior arrangement with Round & Jackson.

#### Tenure

A freehold property.

**Asking Price: £410,000**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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