



52 Park Road
Banbury, Oxfordshire, OX16 0DN



ROUND & JACKSON
ESTATE AGENTS





Stunning and beautifully presented period home offering stylish and characterful accommodation over three floors together with a superb open plan kitchen/dining room, separate sitting room three bedrooms, and an attractive landscaped rear garden conveniently situated close to Banbury town centre and railway station.

The property

Situated on the ever popular Park Road, this exceptional three bedroom Victorian home has been thoughtfully improved and beautifully styled by the current owner, perfectly combining period charm with modern family living. The property offers spacious and versatile accommodation arranged over three floors extending to approximately 1,275 sq ft. A particular feature is the impressive open plan kitchen/dining room located to the rear of the property which creates a fantastic entertaining and family space with skylight windows and bi-folding doors opening onto the rear garden. Throughout the property there are many attractive character features including high ceilings, sash style windows, fireplaces and tasteful décor, all complemented by modern fittings and finishes. The property also benefits from a separate sitting room, a beautifully fitted bathroom and three bedrooms, two of which are large doubles. Park Road remains one of Banbury's most sought after residential roads thanks to its close proximity to the town centre, railway station, schools and local amenities whilst still retaining a strong community feel and attractive period architecture.

Entrance Hallway

Main entrance door to front, stairs to first floor and doors to the sitting room and kitchen/family room.

Sitting Room

A beautifully presented reception room enjoying a lovely bright feel from the large front aspect window. The room features an attractive fireplace with decorative surround, fitted shelving, high ceilings and stylish décor creating a warm and elegant living space.

Kitchen/Dining/Family Room

Undoubtedly one of the standout features of the property, this stunning open plan room has been beautifully extended and finished to create a superb entertaining space. The kitchen is fitted with an extensive range of shaker style units complemented by wooden worktops and tiled splashbacks together with integrated appliances and a central island. Large tiled flooring runs throughout whilst skylight windows and bi-folding doors flood the room with natural light and provide direct access onto the garden. Ample space for dining and lounge furniture and a useful understairs storage cupboard.

First Floor Landing

First floor landing providing access to the principal bedrooms and family bathroom.

Bedroom One

A spacious and beautifully presented double bedroom with pleasant outlooks, an original fireplace, a storage cupboard and ample room for bedroom furniture.

Bedroom Three

A comfortable third bedroom which would also work perfectly as a nursery, dressing room or home office.

Family Bathroom

Fitted with a modern suite comprising bath with shower over, wash hand basin and low level WC with attractive tiling and contemporary fittings throughout.

Bedroom Two

Occupying the entire second floor, this impressive loft converted bedroom offers a wonderful sense of space and character with fitted storage and elevated outlooks, making it an ideal principal bedroom or guest suite.

Outside

The rear garden has been attractively landscaped to provide a wonderful outdoor entertaining space with a large decked seating area adjoining the house, mature planting, a large shed and a good degree of privacy. The garden perfectly complements the stylish interior of the property and offers an ideal setting for relaxing or socialising.



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 via West Bar and continue into the Broughton Road. Turn right into Bath Road and then left into Park Road. Follow the numbering system where the property will be found on the right hand side.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band B.

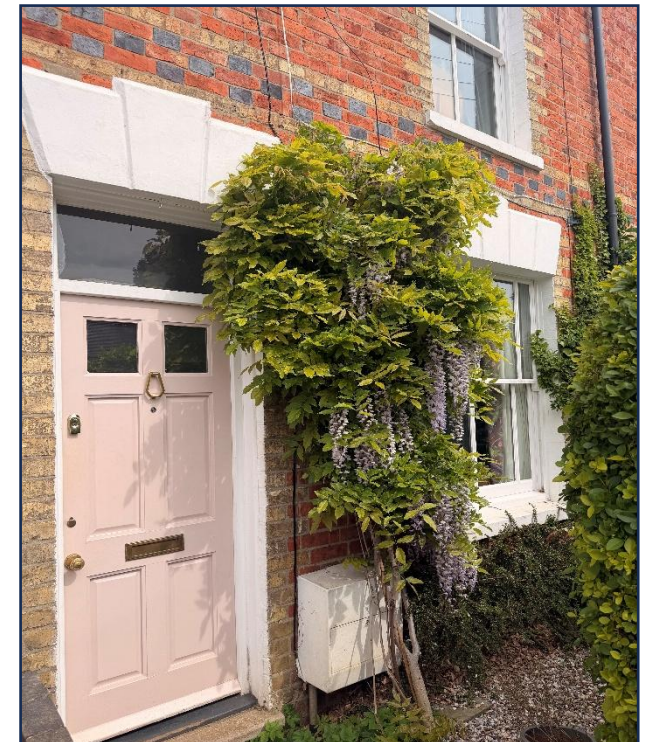
Viewing Arrangements

Strictly by prior arrangement with Round & Jackson

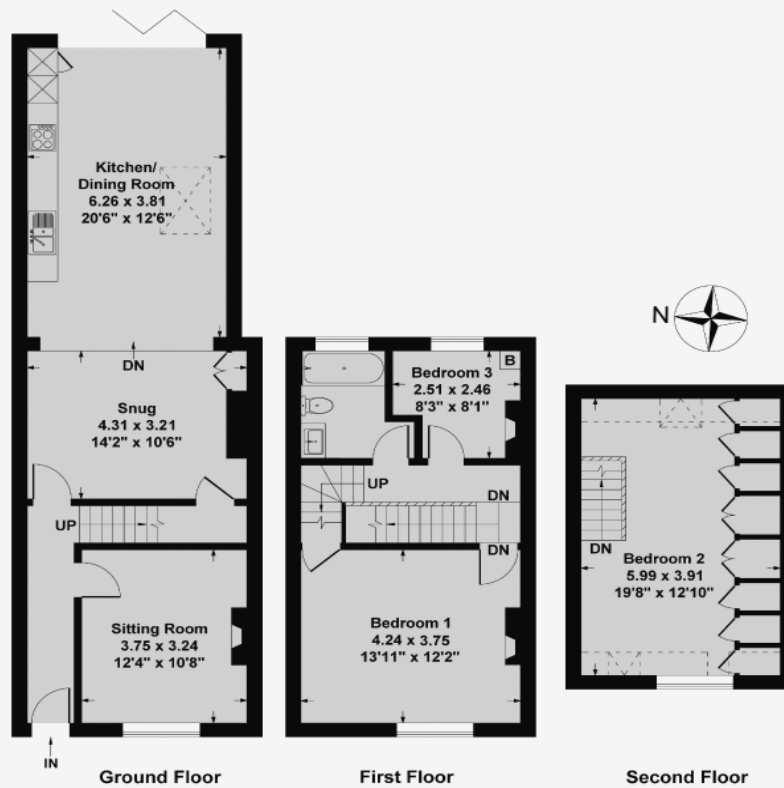
Tenure

A freehold property

Asking Price: £430,000







Ground Floor Approx Area = 60.34 sq m / 650 sq ft
 First Floor Approx Area = 34.69 sq m / 373 sq ft
 Second Floor Approx Area = 23.42 sq m / 252 sq ft
 Total Area = 118.45 sq m / 1275 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
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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