



12 Woodhall Drive  
Banbury



ROUND & JACKSON  
ESTATE AGENTS

[www.roundandjackson.co.uk](http://www.roundandjackson.co.uk)





# 12 Woodhall Drive

Banbury, Oxon, OX16 9TY

£310,000

A three bedroom semi-detached house with driveway parking and a single garage, located within a highly regarded cul-de-sac and close to a wide range of amenities. Available for sale with no onward chain.

## The Property

12 Woodhall Drive, Banbury is a three-bedroom, semi-detached house which is pleasantly located on the sought after Cherwell Heights development. There are many amenities close by which includes two primary schools, a parade of shops and the town centre is approximately a twenty-minute walk. On the ground floor there is an entrance porch, a spacious dual aspect sitting/dining room and kitchen. On the first floor there is a central landing, three bedrooms and a family bathroom. Outside of the property to the rear there is an enclosed, west facing garden which has a patio seating area adjoining the house and a lawned area with established trees and hedges. To the front of the property there is a paved driveway which provides off road parking for two vehicles in front of the single garage.

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

## Entrance Porch

Main door to front, window to the side aspect and door leading to;

## Sitting/Dining Room

A spacious dual aspect sitting room with ample space for both dinning and sitting room furniture. Stairs rising to the first floor, open doorway to the kitchen, window to the front aspect and French double doors leading to the rear garden.

## Kitchen

Fitted with a range of eye level cabinets with base units and drawers and work surfaces over, space and plumbing for a washing machine, stainless steel sink and draining board and an integrated single oven with a four ring induction hob above and extractor hood over. Window to the rear aspect overlooking the garden.

## First Floor Landing

With doors to all first floor accommodation, hatch to the loft space and a large airing cupboard which houses the boiler.

## Bedroom One

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

## Bedroom Two

A double bedroom with a window to the rear aspect.

## Bedroom Three

A good sized single bedroom with a window to the front aspect.

## Family Bathroom

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

## Garage

A single garage with an up and over door to the front. Power and light connected.



### Outside

To the front of the property there is a paved driveway which provides off road parking for two vehicles. To the rear there is an enclosed, west facing garden which is predominantly laid to lawn with patio seating areas to the rear of the garden and adjoining the property with gated side access and established hedges and trees to provide a good level of privacy.

### Directions

From Banbury Cross proceed along South Bar and into the Oxford Road. Continue past the Hospital and Sainsbury's supermarket then bear left before the flyover bridge and then left again at the roundabout onto Bankside. Take the second left turn into Chatsworth Drive, then second left again into Woodhall Drive. Continue for a short distance and the property will be found on your right hand side.

### 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 the airing cupboard.

### Local Authority

Cherwell District Council. Tax band C.

### Viewing arrangements

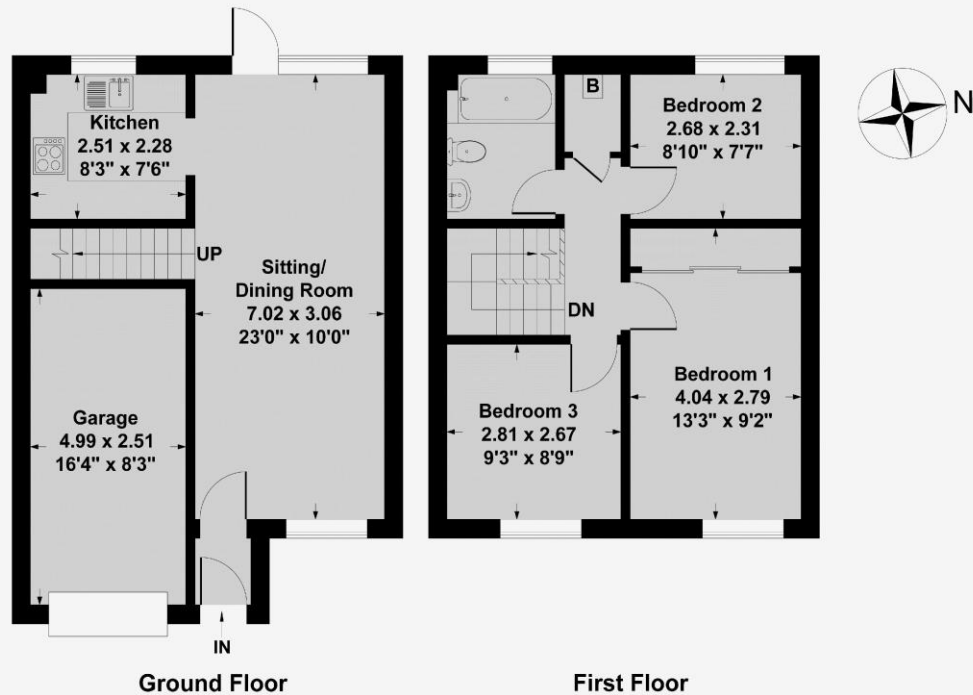
Strictly by prior arrangement with Round & Jackson

### Tenure

A freehold property.







Ground Floor Approx Area = 31.28 sq m / 337 sq ft  
 First Floor Approx Area = 40.15 sq m / 432 sq ft  
 Garage Approx Area = 12.52 sq m / 135 sq ft  
 Total Area = 83.95 sq m / 904 sq ft

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

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The Office, Oxford Road, Banbury, Oxon, OX16 9XA  
 T: 01295 279953 E: [office@roundandjackson.co.uk](mailto:office@roundandjackson.co.uk)  
[www.roundandjackson.co.uk](http://www.roundandjackson.co.uk)



**ROUND & JACKSON**  
 ESTATE AGENTS

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.