



5 Longfellow Road
Banbury, Oxon, OX16 9LB



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented three bedroom detached house located on a large plot within this highly regarded development and close to amenities. The property has potential to extend, subject to planning permission.

The property

Situated in a highly regarded residential location, this spacious detached family home offers versatile accommodation extending to approximately 1,292 sq. ft. The property has been thoughtfully improved and includes a large sitting room, an impressive modern kitchen/dining room, a separate utility room and an additional reception room currently used as a treatment room. Upstairs are three bedrooms and a stylish family bathroom. A particular feature is the generous plot, which provides a large driveway, a lovely private rear garden and considerable potential for further extension, subject to the necessary consents.

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

Sitting Room

A particularly spacious and light main reception room with attractive wood flooring and ample space for a range of seating and occasional furniture. The staircase rises to the first floor, while a wide opening provides connection with the kitchen/dining room, creating a sociable and practical layout.

Kitchen/Dining Room

The impressive kitchen/dining room is fitted with an extensive range of modern units and generous work surfaces, incorporating a central island with an inset hob and overhead extractor. There are integrated appliances, including two ovens, a fridge-freezer and dishwasher together with plenty of space for a family dining table. Windows and glazed doors overlook and provide direct access to the rear garden.

Utility Room

A useful separate utility room providing additional storage and workspace, with a sink and space for laundry appliances. A door provides independent access to the side of the property and garden.

Cloakroom

Fitted with a modern white suite comprising a WC and wash hand basin.

Reception Room

This versatile additional reception room is currently used as a treatment room and benefits from its own entrance, making it ideal for anyone wishing to work from home. Equally, it could be used as a family room, playroom, home office, gym or occasional guest room.



First Floor Landing

The first-floor landing provides access to all three bedrooms and the family bathroom, together with useful built-in storage.

Bedroom One

A generous double bedroom situated at the front of the property, with a wide window allowing plenty of natural light and built-in wardrobes providing excellent storage.

Bedroom Two

A further well-proportioned double bedroom overlooking the rear garden, also benefiting from built-in storage.

Bedroom Three

A single bedroom that would also make an ideal nursery, dressing room or home office.

Family Bathroom

Beautifully presented and fitted with a contemporary white suite comprising a panelled bath with shower and glazed screen, a wash hand basin with storage beneath and a concealed-cistern WC. Heated towel rail.



Outside

The property occupies a particularly generous plot with ample space to both sides and the rear, providing exciting potential to extend the existing accommodation, subject to planning permission and building regulations. To the front is a large driveway providing off-road parking for several vehicles, with access continuing along the side of the house. The private rear garden is a lovely feature of the property and has been designed for ease of maintenance, with winding pathways, gravelled areas and a variety of established plants, shrubs and small trees. There is plenty of space for outdoor seating and entertaining, together with useful garden storage.

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.

Directions

From Banbury town centre proceed via the Bloxham Road (A361). Continue passed The Queensway turn and The Easington public house then take the turn on your right into Browning Road. Continue along this road and take the first right hand turn into Longfellow Road where the property will be found on your left hand side.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band D.

Viewing Arrangements

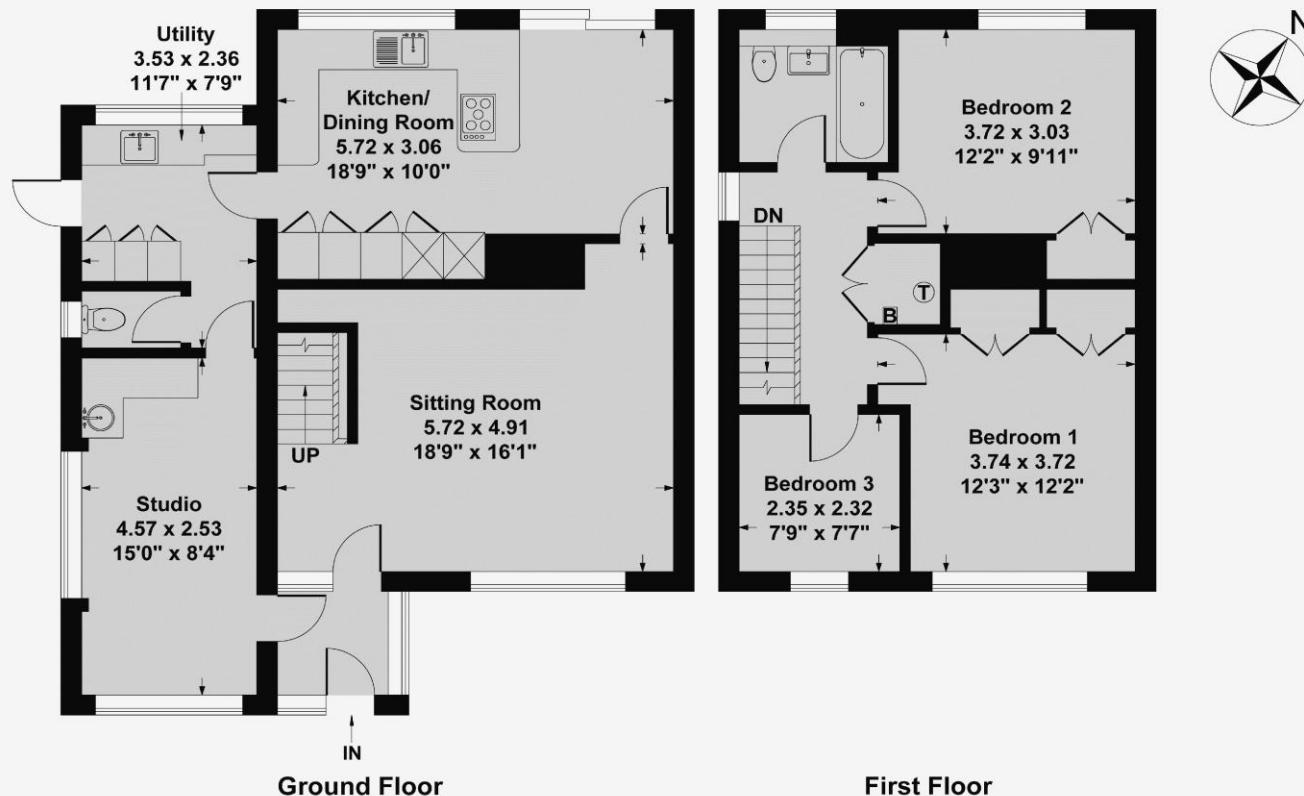
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £425,000





Ground Floor Approx Area = 73.57 sq m / 792 sq ft
First Floor Approx Area = 46.44 sq m / 500 sq ft
Total Area = 120.01 sq m / 1292 sq ft

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

www.focuspointhomes.co.uk



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.



rightmove



ROUND & JACKSON
 ESTATE AGENTS