



18 Meadow View
Banbury, Oxon, OX16 9SR



ROUND & JACKSON
ESTATE AGENTS





A well presented three-bedroom detached family home with a private rear garden, off road parking and garage. Pleasantly located on the sought after Cherwell Heights development within easy reach of schooling and amenities.

The Property

18 Meadow View, Banbury is a spacious and well-presented three-bedroom detached family home with driveway parking and a single garage. The property is located on a quiet cul-de-sac within the popular Cherwell Heights development and is close to amenities, train station and schooling. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance porch, hallway, sitting/dining room and kitchen. On the first floor there is a central landing, three bedrooms and a modern family bathroom. Outside of property to the front there is a lawned garden area and a tandem driveway which provides off road parking for several vehicles in front of the garage. To the rear of the property there is an enclosed, south facing garden which has a patio seating area adjoining the house and steps leading to a lawned garden area with established shrubs and bushes.

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

Entrance Hallway

Accessed via an entrance porch, with stairs rising to the first floor and door to the sitting/dining room.

Sitting/Dining Room

A spacious dual aspect sitting/dining room with windows to the front and rear. There is ample space for a range of furniture and a door to the kitchen.

Kitchen

Fitted with a range of eye level of cabinets with base units and drawers with work surfaces over, an inset sink and draining board and tiled splash backs. There is an integrated double oven with a four ring electric hob above with an extractor hood over, space and plumbing for a free standing washing machine and fridge/freezer. Doors to the side aspect and a useful understairs cupboard/pantry.

First Floor Landing

A central landing with a window to the side aspect and doors to all first-floor accommodation and airing cupboard.

Bedroom One

A good-sized double bedroom with fitted wardrobes and a window to the front aspect.

Bedroom Two

A double bedroom with a window to the rear aspect and a hatch to loft space.

Bedroom Three

A good-sized single bedroom with a built-in cupboard and a window to the front aspect.

Family Bathroom

Fitted with a modern white suite comprising a P shaped panelled bath with a shower over, W.C. and wash hand basin. There are attractive tiled flooring and splashbacks and a window to the rear aspect.

Garage & Parking

To the side of the property there is a single garage which has an up and over door to the front and power and light connected. The driveway is located in front and is paved which provides off road parking for several vehicles.

Outside

To the front of the property there is a lawned garden area with established hedges and shrubs with gated access to the rear. The main area of garden is located to the rear and is enclosed and south facing. There is a spacious patio seating area adjoining the house



and has steps leading to a lawned area and is well established with plants, shrubs and hedge borders.

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 Cross proceed via the High Street and into George Street. At the traffic lights turn right into Lower Cherwell Street and then left at the next traffic lights into Swan Close Road. Take the second left turn into Bankside then take the fourth turning on your right into Meadow View. Continue for a short distance where the property will be found on your left-hand side.



Services

All mains' services connected. The gas fired boiler is located in the airing cupboard and was installed in 2021.

Local Authority

Cherwell District Council. Tax band D.

Viewings

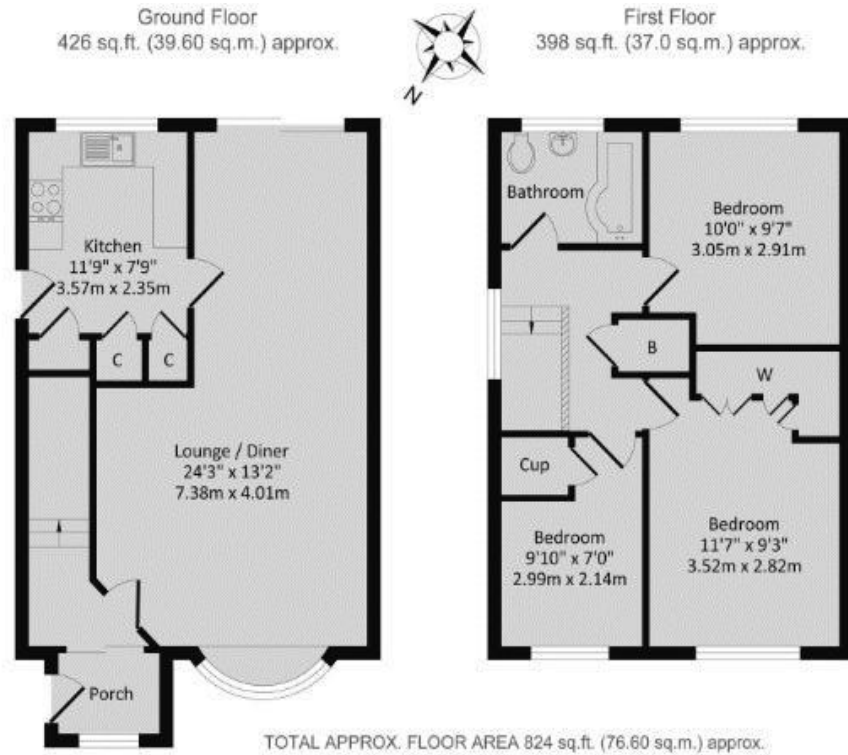
By prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: **£335,000**





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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