



9 Dashwood Road  
Banbury, OX16 5HD



ROUND & JACKSON  
ESTATE AGENTS









### The Property

9 Dashwood Road, Banbury is a very well presented, and considerably extended, four/five-bedroom semi-detached family home with a very large, gated driveway and a pretty rear garden. The property is located within easy walking distance to the town centre, train station and is close to local schools and amenities. The current owners have added solar panels to the property which provide cheaper bills and a feed-in tariff which we believe is transferable to the new owner. The property has a high-quality kitchen, recently replaced, high-quality bathrooms and there is a fitted limescale filter. The property comes to market in fantastic condition throughout. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a spacious hallway, sitting room, dining room, a large open plan kitchen/dining/garden room, a utility area with W.C and there is a useful storage room. On the first floor there is a large landing, four large double bedrooms, with a refitted en-suite to the main bedroom and this room has access into the former fifth bedroom, which the current owners use as a dressing room, and there is a large re-fitted bathroom. Outside to the front there is a large, paved driveway with gated access onto the road.

To the rear of the property there is a large, paved garden with well stocked, sleeper edged borders and there is a wooden pergola and a large shed at the foot of the garden. There is gated access to the side and steps leading up to a large, raised decked seating area.

### Entrance Porch

A useful porch with terracotta tiled flooring and there is a stained-glass door leading into the hallway.

### Entrance Hallway

Stairs rising to the first floor, stained-glass panels and door leading into the porch and there are doors to all the ground floor rooms. There is original parquet flooring and two storage cupboards beneath the stairs, one with coat hanging rail.

### Sitting Room

A beautiful and very spacious sitting room with a bow window to the front aspect and a central open fireplace with attractive tiled surround. There are exposed wooden floorboards and there are glazed double doors leading through to the dining room.



### Kitchen/Family Room/Garden Room

An amazing open plan space which forms part of two extensions from 2016 and 2021. The kitchen is fitted with a range of high-quality, Minerva, slab fronted cabinets with Dekton worktops over and comes with a coffee station and a large larder cupboard. There is a breakfast bar area, with more cupboard space beneath, and plenty of seating options along with an integrated wine fridge and two plinth heaters. There is a sink with drainer and there are a range of integrated appliances including a dishwasher, fridge, microwave, wine fridge and the impressive Rangemaster cooker will remain as part of the sale. There is tiled flooring throughout and the log burning stove in the seating area to the rear is a real feature. The garden room offers more dining space or could be used as a further seating area and there are sliding doors onto the decked area. There are sliding doors leading onto the decked area and there is a further door to the side aspect along with a further window to the side. Internally there are doors into the hallway and utility area, store and W.C.

### Dining Room

A large formal dining room with an attractive open fireplace and original parquet flooring. There are glazed double doors leading into the sitting room and also leading into the conservatory/garden room. Door leading into the hallway.

### Utility Room and W.C

A useful area with worktop space and space for electrical goods. There is a door leading into the W.C which is fitted with a white suite comprising of a toilet, hand-basin and there are tiled splash backs. There is space for a washing machine and tumble dryer, and the wall mounted Worcester gas fired boiler is located here, which is under 2 years old. There is a door from the utility area into a large storage room.

### First Floor Landing

A spacious, split-level landing with doors to all the first-floor rooms. Loft hatch to the roof space.









#### Bedroom One

A spacious double bedroom with a window to the front aspect. There are double doors leading into a dressing room which would have previously been the fifth bedroom, with a window to the front aspect. There is a door from the main bedroom into a beautiful, high-quality refitted en-suite bathroom, which was replaced in 2025 and is fitted with a white suite comprising of a corner shower, toilet and a washbasin, with vanity storage cupboards beneath. The shower has a rainfall shower head and a further hand-held attachment and there are attractive tiled splash backs and flooring.

#### Bedroom Two

A large and impressive double bedroom with a bow window to the front aspect.

#### Bedroom Three

A large double bedroom with a window to the rear aspect.

#### Bedroom Four

A double bedroom with a window to the rear aspect.

#### Bedroom Five

Currently used as a dressing room for the main bedroom but could easily be reinstated as a single bedroom with a window to the front aspect.

#### Family Bathroom

An impressive family bathroom which was refitted in 2025. Fitted with a high-quality white suite, and quality fixtures and fittings. The bathroom comprises of a panelled bath, a large walk-in shower, toilet and a washbasin with vanity storage cupboards beneath. There are attractive panelled splash backs, tiled flooring and there is a heated towel rail and a window to the rear aspect.

#### Outside

To the rear of the property there is a quality, composite decked area adjoining the house, which has storage space beneath, and there are steps leading down to the main garden.

The main garden is large with attractive paving and there are sleeper edged, well stocked borders with well chosen bushes and shrubs.

There is a central wooden pergola and a further wooden storage shed at the foot of the garden with gated access into a useful outside storage area.



To the side of the property there is a pathway leading to the front driveway with a door leading into the kitchen. There is a fitted hot and cold tap and there is a small greenhouse which will remain as part of the sale. Gated access onto the driveway where there is a paved area which provides parking for at least 6 vehicles. The driveway has attractive metal railings fronting the road and gates.

#### 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 in a southerly direction on South Bar Street and take the third left hand turn for St Johns Road (passing the entrance for Dashwood Road as it is a no entry junction), follow the road to the end and turn left onto Newland Road and left again for Dashwood Road. Number 9 is located on the right-hand side, towards the end of the road.

#### Services

All mains services connected. The gas fired boiler is located in the ground floor W.C.

#### Local Authority

Cherwell District Council. Tax band E.

#### Tenure

A freehold property.

#### Viewing Arrangements

By Prior arrangement with Round & Jackson.

**Asking Price £595,000**













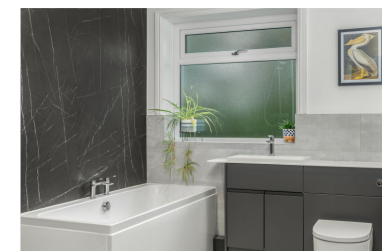
Ground Floor

First Floor

Ground Floor Approx Area = 111.66 sq m / 1202 sq ft  
 First Floor Approx Area = 88.19 sq m / 949 sq ft  
 Garage Approx Area = 12.53 sq m / 135 sq ft  
 Total Area = 212.38 sq m / 2286 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	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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