



20 Berkeley Close
Banbury, OX16 0UH



ROUND & JACKSON
ESTATE AGENTS





A very spacious four-bedroom detached family home with a part-converted loft, store, driveway parking, and a good-sized rear garden, offered for sale with no onward chain. Situated on this popular development on the northern side of Banbury.

The property

20 Berkeley Close, Banbury is a very spacious four-bedroom detached family home with a part-converted loft, store, driveway parking, and a good-sized rear garden, situated on this popular development on the northern side of Banbury. The property is conveniently located close to local schooling, shops, and amenities and is offered for sale with no onward chain. The ground floor accommodation comprises a spacious entrance hallway, sitting room, cloakroom/W.C, utility area, kitchen/diner, conservatory, and integral storage room. On the first floor there are four bedrooms and a family bathroom, whilst the second floor offers a part-converted loft currently arranged as two loft areas that require finishing, offering excellent potential for further accommodation subject to any necessary consents. Outside, the property benefits from driveway parking to the front and a good-sized lawned rear garden. We have prepared a floor plan to show the room sizes and layout. Some of the main features include:

Entrance Porch

Doors leading to the cloakroom/W.C and entrance hallway. Vinyl flooring throughout.

Cloakroom/W.C

Fitted with a white suite comprising a low-level WC and wash hand basin with tiled splash backs. Window to the front aspect and vinyl flooring.

Entrance Hallway

A spacious entrance hallway with stairs rising to the first floor, understairs storage, and doors leading to all ground floor rooms.

Sitting Room

A spacious dual-aspect sitting room with windows to the front aspect, French doors and window to the rear aspect, and a central stone fireplace. There is also a fitted bar (which could easily be removed) and a second door leading back into the hallway.

Kitchen/Diner

A spacious semi-open plan kitchen/diner fitted with a range of white-fronted units with worktops over and tiled splash backs. Fitted with a four-ring gas hob, double electric oven, breakfast bar area, and double sink with drainer. The dining area forms part of a rear extension and offers space for a table and chairs with French doors leading into the conservatory. There is also a window to the rear aspect and door to the side.

Conservatory

An older addition to the property but still serviceable, with sliding doors leading into the garden and French doors opening into the dining area.

Utility Room

Space and plumbing for a washing machine, tumble dryer, and fridge. Door leading into the storage area with double doors opening onto the driveway.

First Floor Landing

Doors leading to all first floor rooms and stairs rising to the second floor. Window to the front aspect and built-in storage cupboard housing the hot water tank with shelving.

Bedroom One

A double bedroom with windows to the rear aspect, mirror-fronted wardrobes, fitted cupboards, and wash hand basin.

Bedroom Two

A large double bedroom with windows to the front aspect and ample space for furniture.

Bedroom Three

A double bedroom with windows to the front aspect.



Bedroom Four

A double bedroom with windows to the rear aspect.

Family Bathroom

Fitted with a suite comprising a panelled bath, low-level WC, wash hand basin, and separate shower cubicle. Window to the rear aspect, parquet flooring, and tiled splash backs.

Second Floor Landing

Doors leading to two loft spaces. One loft space is plastered whilst the second is in need of plastering and has a window to the side aspect. The first is a large, plastered loft space with windows to the side aspect and extensive low-level eaves storage. The second is a good-sized loft area with Velux window to the rear aspect and low-level eaves storage, currently in need of plastering.

Outside

To the rear of the property is a lawned garden with established shrubs and bushes, together with a paved patio area adjoining the house and outside tap. To one side of the property is a large, paved area with new fencing and a wooden shed, whilst gated access to the opposite side leads to the front. To the front there is a block-paved driveway providing parking for three vehicles with a low-level wall fronting the road.

Former Garage

A useful storage space which used to be a single garage in its original layout. This has now been separated to provide a utility area with double doors leading onto the driveway and internal door into the utility area.

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 northerly direction via North Bar street and turn left at the crossroads traffic lights into the Warwick Road. Continue for approximately one and a half miles passing over two roundabouts and at the traffic lights at the Barley Mow Public house turn left onto the Stratford Road. Take the next left hand turn in into Bretch Hill and then the second left hand turn in into Berkeley Close where the property will be found on your right-hand side as soon as you enter the road.

Services

All mains services connected. The gas fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Tax band E.

Tenure

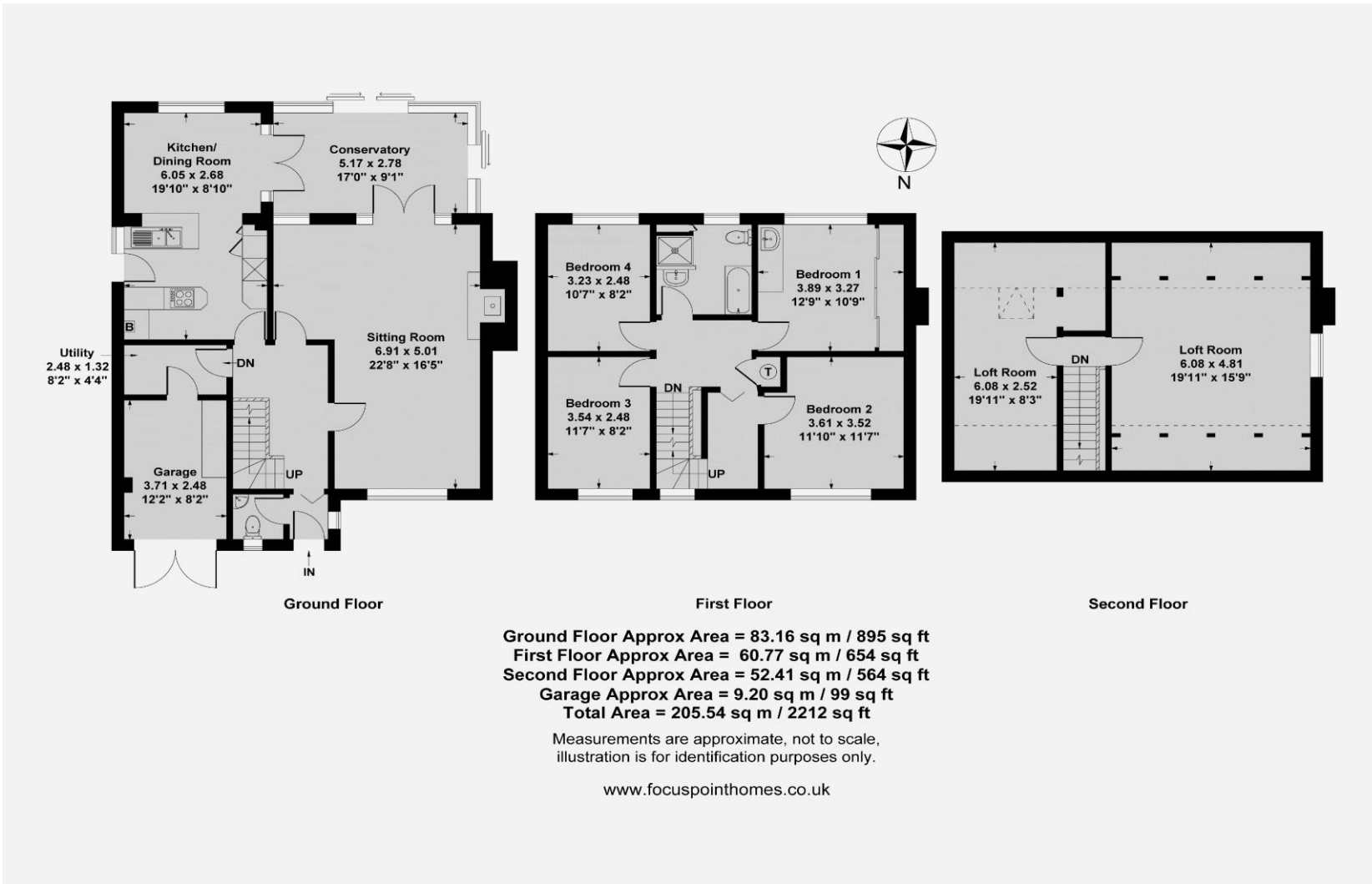
A freehold property.

Viewing Arrangements

By Prior arrangement with Round & Jackson.

Asking Price: £440,000





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