



2 Valley Road
Banbury, Oxon, OX16 9BQ



ROUND & JACKSON
ESTATE AGENTS





A spacious three bedroom detached house located on a large corner plot with potential to extend (subject to consent) close to the Horton hospital and a wide range of amenities.

The property

This attractive detached family home enjoys an excellent position on the popular south side of Banbury, occupying a generous corner plot with attractive wrap-around gardens and offering excellent scope to extend, subject to the necessary planning permission. The property is ideally situated within comfortable walking distance of Horton General Hospital, well regarded primary and secondary schools, supermarkets, local amenities and Banbury railway station, making it an excellent choice for families and commuters alike. The accommodation is both spacious and well planned. On the ground floor there is an entrance porch, a welcoming entrance hallway, cloakroom, a generous sitting room with direct access onto the rear garden and a modern open plan kitchen/dining room which provides an excellent family space. On the first floor there are three well proportioned bedrooms, all of which are served by a contemporary family bathroom. Outside, the property occupies an unusually generous corner plot with private wrap-around gardens providing excellent outdoor space for both families and entertaining. There are extensive lawned gardens, decked seating areas, patio space and a pergola together with gated side access. To the front there is driveway parking for several vehicles leading to the integral garage, whilst there is further potential to create additional parking if required.

Entrance Hallway

A welcoming entrance hallway with stairs rising to the first floor, attractive laminate wood flooring and doors leading to all ground floor accommodation.

Cloakroom

Fitted with a white suite comprising a low level W.C. and wash hand basin with tiled splashbacks, an electric heater and an obscure double glazed window to the front aspect.

Sitting Room

A spacious and comfortable reception room with a large window and glazed door overlooking the rear garden. There is ample space for a range of furniture making this an ideal room for both relaxing and entertaining.

Kitchen/Diner

A spacious open plan family room fitted with a comprehensive range of modern eye level cabinets and base units with work surfaces over incorporating a sink and drainer. There is space for an American style fridge/freezer, range cooker, washing machine and dishwasher. The dining area is generously proportioned with ample space for a large dining table and chairs, making it ideal for family meals and entertaining. Double doors open directly onto the side garden whilst a further door provides access to the rear garden.

First Floor Landing

A light landing with a window to the front aspect, airing cupboard housing the Worcester Bosch combination boiler and access to all first floor accommodation.

Bedroom One

A spacious double bedroom with a window to the front aspect, built-in storage cupboard and ample space for a range of bedroom furniture.

Bedroom Two

Another generous double bedroom overlooking the rear garden with a fitted wardrobe. There is access to the loft via a pull-down ladder. The loft is partially boarded, insulated and fitted with lighting, providing excellent additional storage.

Bedroom Three

A well proportioned single bedroom overlooking the rear garden, ideal as a child's bedroom, nursery or home office.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath with shower over, wash hand basin with vanity storage beneath and a low level W.C. There is complementary wall tiling, a radiator and an obscure double glazed window.



Garage

The garage provides excellent storage or secure parking and benefits from internal access via the entrance porch together with an up-and-over door to the front.

Outside

One of the property's most attractive features is its generous wrap-around corner plot which provides excellent outside space and offers considerable potential to extend the accommodation, subject to obtaining the necessary planning permission. The rear garden has been thoughtfully arranged with a large decked entertaining area complete with pergola together with a spacious paved seating terrace adjoining the house. Gated access leads to a useful storage area and onwards to the garage. The side garden is predominantly laid to lawn and creates a private enclosed area which is ideal for children and pets. To the front of the property there is a gravelled driveway providing off-road parking for two to three vehicles together with a further lawned frontage which offers the potential to create additional parking if required. The gardens are well enclosed, enjoy a good degree of privacy and provide excellent outdoor space rarely found with properties of this type.

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 via South Bar Street. Continue straight ahead at the traffic lights on the A4260 towards Oxford. Continue straight ahead at the next set of lights and then having passed the Oxford Road entrance to the Horton hospital turn left onto Hightown. Continue passed the entrance to the Maternity ward and take the next left for Valley Road where the property is located immediately on your right

Services

All mains services are connected.

Local Authority

Cherwell District Council. Tax band D.

Tenure

A freehold property.

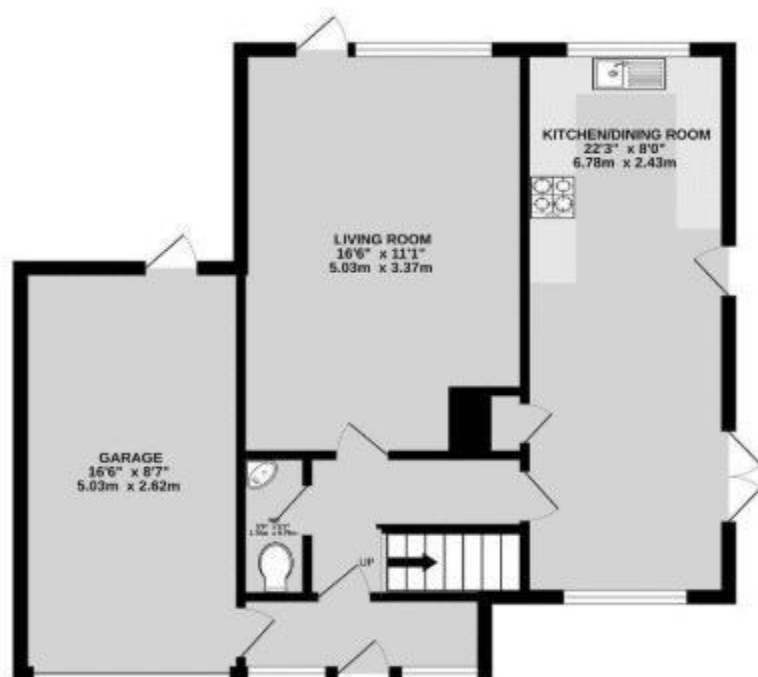
Viewing Arrangements

By Prior arrangement with Round & Jackson.

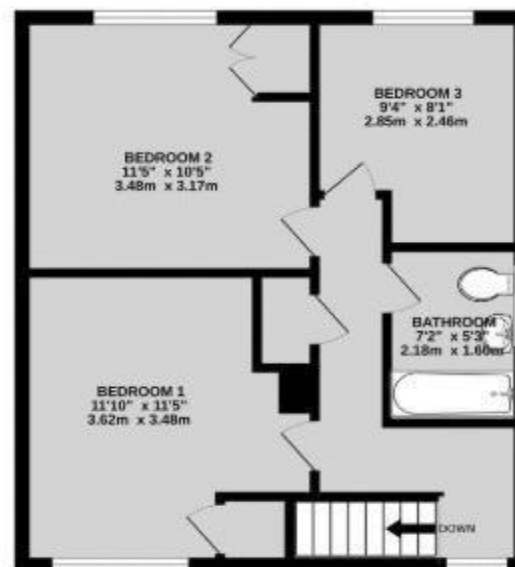
Asking Price: £375,000



GROUND FLOOR
592 sq. ft. (55.0 sq. m.) approx.

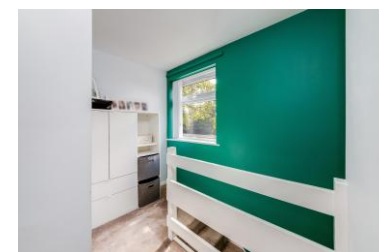


1ST FLOOR
432 sq. ft. (40.1 sq. m.) approx.



TOTAL FLOOR AREA: 1024 sq. ft. (95.1 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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