

25 Delapre Drive

Banbury, Oxon, OX16 3WP

ROUND & JACKSON
ESTATE AGENTS













A substantial four-bedroom detached family home with an impressive open-plan kitchen/dining/family room, dual-aspect sitting room and separate study. Further benefits include two refitted bathrooms, a large landscaped garden, extensive parking and a double garage.

The property

25 Delapre Drive, Banbury is a substantial four-bedroom detached family home which offers an excellent amount of well-planned accommodation arranged over two floors. The ground floor is entered through a large and welcoming hallway which provides access to a refitted cloakroom, separate study and an attractive dual-aspect sitting room. The sitting room features a bay window to the front, double doors opening onto the rear garden, wood flooring and an open fireplace. One of the property's stand out features is the impressive open-plan kitchen/dining/family room. This spacious and sociable room has been refitted with Shaker-style units, granite work surfaces and a comprehensive range of integrated appliances. There is plenty of space for a dining table, chairs and sofa, making this an ideal room for both everyday family life and entertaining. A separate utility room provides additional storage and appliance space. On the first floor, a large landing gives access to four bedrooms and the family bathroom. The master bedroom has a built-in wardrobe and a particularly spacious refitted en-suite bathroom featuring a freestanding roll-top bath and separate shower.

There are two further double bedrooms, a good-sized single bedroom and a modern family shower room. Outside, the property has a large driveway providing parking for several vehicles and access to a double garage. The substantial rear garden has been attractively landscaped and includes extensive decked seating areas, a large lawn, an additional patio and well-established borders containing an excellent variety of flowers, plants and mature trees.

Entrance Hallway

A particularly spacious and welcoming entrance hall which provides access to the principal ground-floor rooms and has stairs rising to the first floor.

Cloakroom

Refitted with a modern suite comprising a WC and wash hand basin.

Sitting Room

An attractive and generously proportioned dual-aspect reception room with a bay window to the front and double doors opening onto the rear garden. Further features include wood flooring and an open fireplace which creates an appealing focal point within the room.

Study

A useful separate reception room which is ideally suited for use as a home office, playroom or occasional guest room.

Kitchen/Dining/Family Room

A superb open-plan room which provides a spacious and sociable setting for everyday family life and entertaining. The kitchen has been refitted with an extensive range of shaker-style wall and base units, composite work surfaces and a sink and drainer. Integrated appliances include a five-ring gas hob, extractor, double Smeg oven, fridge, dishwasher and freezer. A movable island provides additional preparation space and storage. There is ample room for a large dining table and chairs as well as a sofa or further family seating. A bay window provides plenty of natural light and adds character to this impressive room.

Utility Room

Fitted with wall cabinets, a base unit, work surface and sink and drainer. There is space for a washing machine and tumble dryer, together with a wall-mounted boiler and a door providing access to the side of the property.

First Floor Landing

A large first-floor landing with a hatch to the loft space and which provides access to all four bedrooms and the family bathroom.





Master Bedroom
A generous double bedroom with a built-in wardrobe and access to a large refitted en-suite bathroom comprising a freestanding roll-top bath, separate shower cubicle, wash hand basin and WC. The room is finished with attractive modern tiling.

Bedroom Two
A good-sized double bedroom with a built-in wardrobe.

Bedroom Three
A further well proportioned double bedroom.

Bedroom Four
A good-sized single bedroom which could alternatively be used as an additional study or dressing room.

Shower Room
Refitted with a modern suite comprising a large shower enclosure, wash hand basin and WC, complemented by contemporary tiling.

Garage
A substantial double garage with an electrically operated roller door, a separate door to the side and useful loft storage.

Outside
To the front of the property is a large driveway which provides off-road parking for several vehicles and gives access to the double garage. The large rear garden is a particularly attractive feature of the property and has been thoughtfully landscaped to create several different areas for relaxing and entertaining. A large decked terrace adjoins the house and leads to a further decked seating area. Beyond this is an extensive lawn, while an additional patio in the far corner provides another private seating space. The garden is enclosed and complemented by well-established flower and plant borders together with an excellent variety of mature trees.

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 (51 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 the Town and many places of historical interest are within easy reach.

Directions
From Banbury town centre proceed eastwards via the Middleton Road. Continue over the mini roundabout then turn left at the traffic lights into Daventry Road. Take the first right onto Delapre Drive and take the left turn following the numbered street sign and continue to the end of the road where the property will be found on your left.

Services
All mains services connected.

Local Authority
Cherwell District Council. Tax Band E.

Viewing Arrangements
Strictly by prior arrangement with Round & Jackson.

Tenure
A freehold property.

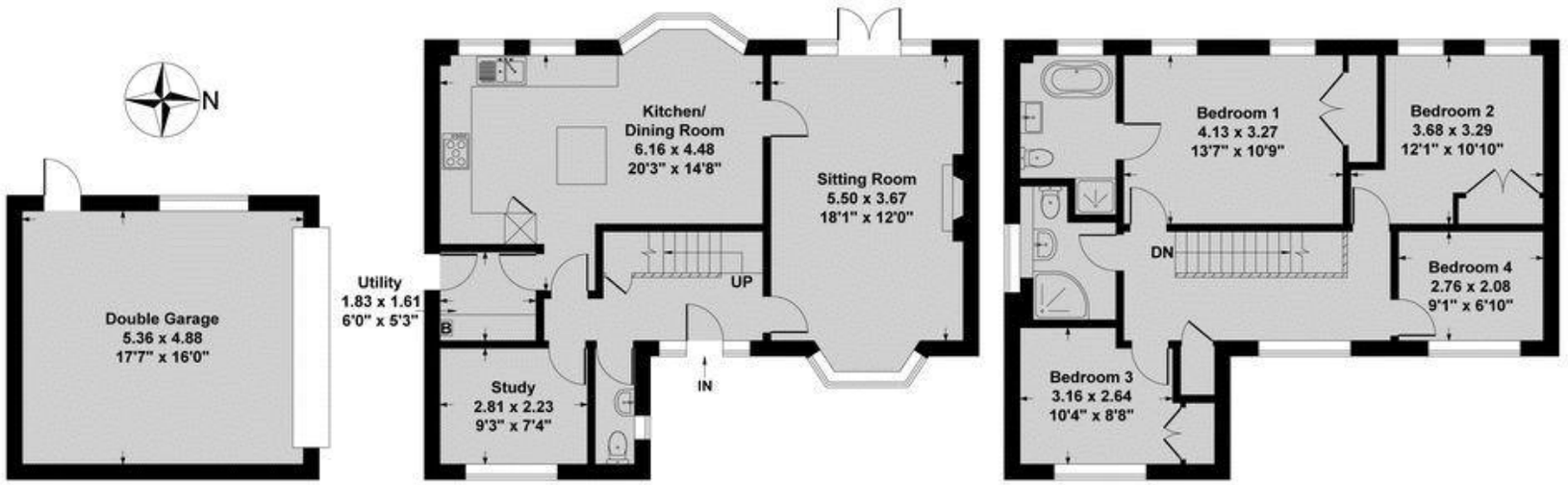
Asking Price: £525,000











Garage | Ground Floor | First Floor

Ground Floor Approx Area = 65.49 sq m / 705 sq ft
First Floor Approx Area = 63.72 sq m / 686 sq ft
Garage Approx Area = 26.15 sq m / 281 sq ft
Total Area = 155.36 sq m / 1672 sq ft

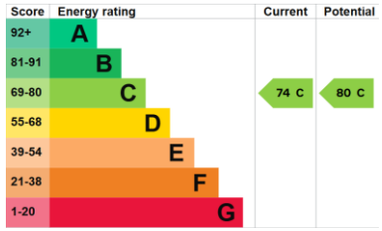
Measurements are approximate, not to scale,
illustration is for identification purposes only.

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

The Property Ombudsman
rightmove
naea | propertymark PROTECTED

ROUND & JACKSON
ESTATE AGENTS

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.