



2 Kingfisher Drive
Banbury, OX16 9YD

 **ROUND & JACKSON**
ESTATE AGENTS





A very well presented and extended three-bedroom, semi-detached house located on the popular Cherwell Heights development close to schools and a wide range of amenities. The property provides end of chain.

The property

2 Kingfisher Drive, Banbury is a well presented three-bedroom, semi-detached house with a single garage, driveway parking and a low maintenance rear garden. The property is conveniently located on the Cherwell Heights development on the south side of town, close to a range of local schooling and shops. The property has been extended to the rear and side aspects, and there is a recently replaced ground floor shower room with W.C, along with a modern first floor shower room. Another useful addition to the property is a newly fitted boiler in December 2025. The accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance porch, hallway, sitting room, kitchen/diner, shower room with W.C, a utility area and a single garage with electric roller door. On the first floor there are two double bedrooms, a single bedroom and a family shower room with W.C. Outside to the rear there is a patio adjoining the property and a good size lawned garden, with established shrubs and bushes. To the front of the property there is a lawned garden and driveway parking for one vehicle. We have prepared a floorplan to show the room sizes and layout, some of the main features include:



Entrance Porch

A useful entrance porch with a built-in storage cupboard and a door leading into the hallway.

Entrance Hallway

Doors leading into the sitting room and kitchen along with stairs rising to the first floor. There is a useful storage cupboard beneath the stairs.

Sitting Room

A good size sitting room with a window to the front aspect and a door leading into the kitchen/diner.

Kitchen/Diner

Forming part of the rear extension, a large semi-open plan kitchen/diner with plenty of space for a table and chairs, along with other furniture. There are patio doors leading into the garden and the kitchen has a window to the rear aspect and is fitted with a range of cream coloured, shaker style cabinets with wooden worktops over and tiled splash backs. There is a good quality range cooker, which will remain as part of the sale along with an extractor hood. There is space and plumbing for a dishwasher, an inset sink and drainer and there is a built-in storage cupboard. From the kitchen there is a door leading into the shower room and utility area where there is also access into the garage.

Ground Floor Shower Room

Forming part of the side extension, a recently re-fitted white suite comprising of a wash basin, with vanity storage beneath, a toilet and large shower cubicle with panelled splash backs along with a mixer shower. There is a heated towel rail, good quality wood effect flooring and a door leading into a useful utility area. There is a further door leading into the garage.

Utility Area

A useful utility area with space and plumbing for washing machine and tumble dryer. Window to the rear aspect and a door leading into the garden.

First Floor Landing

A good size landing area with doors leading to all first rooms. There is a window to the side aspect and a loft hatch to the roof space. There is a built-in storage cupboard which houses the Viesmann gas fired boiler, which was replaced in December 2025.

Bedroom One

A double bedroom with a window to the rear aspect and fitted wardrobes.

Bedroom Two

A double bedroom with a window to the front aspect.



Bedroom Three

A single bedroom with a window to the front aspect and there is a built-in cupboard, with a hanging rail fitted.

Shower Room W.C

Fitted with a large walk-in shower, toilet and wash basin with vanity storage beneath. There is tiled flooring, a heated towel rail and a window to the rear aspect. This was replaced in recent years and has had minimal use.

Outside

To the rear of the property there is a paved patio adjoining the house, an outside tap and there is a pleasant lawned garden with various shrubs and bushes. To the front of the property there is a lawned and driveway parking for one vehicle.

Garage

A single garage with power and lighting fitted and an electric up-and-over door leading onto the driveway. There is access into the house at the rear of the garage.

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 along South Bar Street continuing into the Oxford Road. Continue along this road, passing the hospital and Sainsbury's supermarket, and then bear left before the flyover bridge. Turn left at the roundabout onto Bankside and then take the first left turn into Chatsworth Drive. Continue long this road to the roundabout and then turn left in to Avocet Way. Take the next right hand turn into Kingfisher Drive where the property will be found after a short distance on the right hand side.



Services

All mains connected. The gas fired boiler is located in the first floor landing cupboard and was fitted in December 2025.

Local Authority

Cherwell District Council. Tax Band C.

Viewings

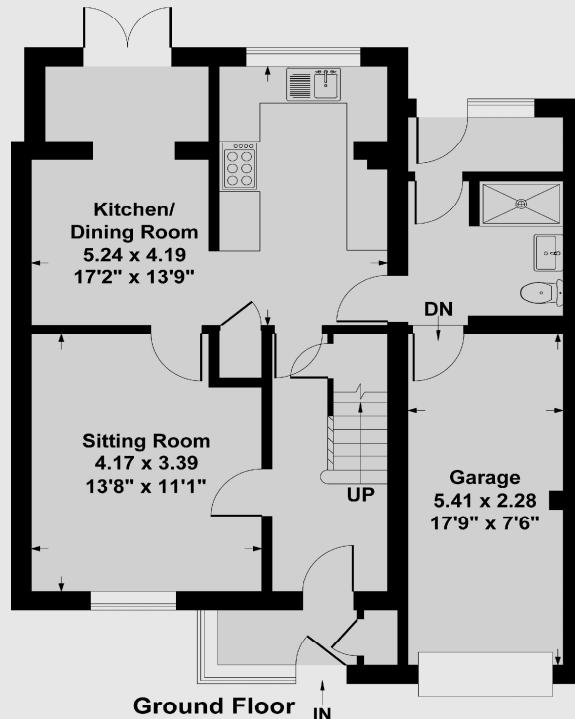
By prior arrangement with Round and Jackson.

Tenure

A Freehold property.

Asking Price: £340,000

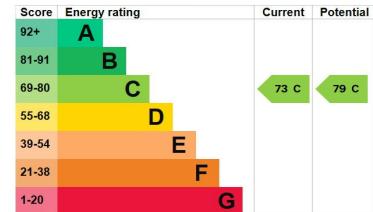
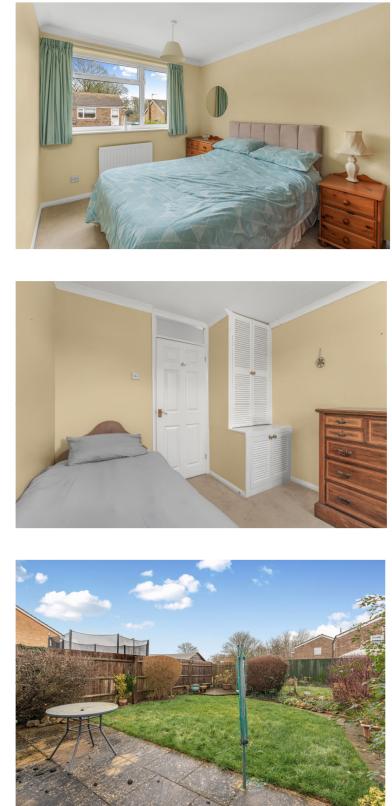
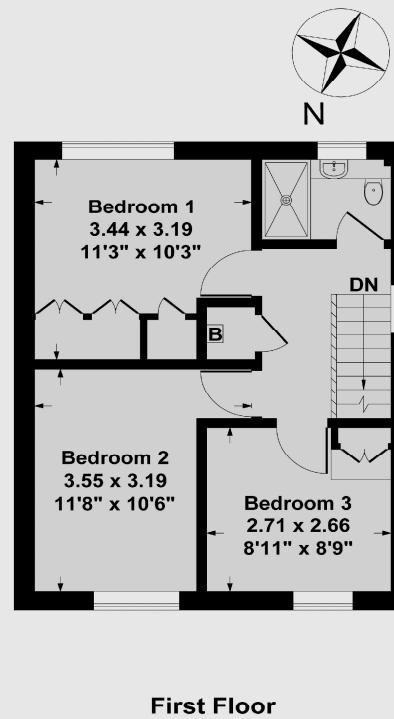




Ground Floor Approx Area = 55.93 sq m / 602 sq ft
First Floor Approx Area = 36.68 sq m / 395 sq ft
Garage Approx Area = 11.88 sq m / 128 sq ft
Total Area = 104.49 sq m / 1125 sq ft

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

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