



98 Oxford Road
Banbury | Oxfordshire | OX16 9AW

 FINE & COUNTRY

98 OXFORD ROAD

A stunning character residence in a sought after location, ideal for those who love to entertain with enough space to allow for multiple separate entertainment areas.

The property comprises entrance hall, cloakroom/WC, outstanding open plan kitchen with dining room and sitting room, utility room, formal lounge, study, four bedrooms, three bathrooms, a beautiful fully enclosed front garden and private rear garden with outdoor entertaining areas and rear access driveway providing off-road parking for four cars behind property gates, and two further cars on the private driveway

A wonderful home presented to a high standard, which must be viewed to be appreciated.

Ground Floor

Upon entering, the hall has high ceilings, wood flooring and stairs to the first floor.

Without doubt, one of the main compelling features of the home is the outstanding open plan kitchen, which is the ideal setting for anybody who likes to entertain, spend time together as a family or allow people their own space.

The kitchen has ample work surfaces and plenty of cupboards, including a large central island. There are a range of integrated Miele appliances including an oven, microwave oven, warming drawer, hob and extractor fan, new Bosch dishwasher and space for a wine fridge and large fridge/freezer.

The kitchen has access to the utility room which has a newly fitted large sink and backsplash, space for appliances, a door to the side and access to the cloakroom/WC.

From the kitchen, there are two wonderful spaces to get together with friends and family. The dining room has space for a table to seat ten guests and the adjoining sitting room, with underfloor heating and 2 sets of bifold doors, is a lovely space to sit at any time of the day. Natural light is afforded by the sky light and the double set of bi-fold doors enable the house to flow seamlessly in to the garden entertaining area.

The large formal lounge, features a wood burning stove and has windows to two elevations. Completing the ground floor accommodation is the study/other, with air conditioning and dual aspect, including bi-fold doors to the garden patio and gazebo, expanding the open feeling of the house.











Seller Insight

“ Having immediately captured the owners' imagination upon their return to the UK from Canada, this beautifully designed home offers a seamless blend of contemporary living, generous proportions and exceptional practicality. From the moment you step inside, there is an undeniable sense of space and light, with high ceilings and an open-plan layout that mirrors the style and comfort of modern North American homes. It is a property that feels instantly welcoming — a place where family life unfolds effortlessly, yet with the flexibility to provide privacy and calm when needed.

At the heart of the home lies the impressive kitchen, which flows naturally into the orangery and dining area to create a sociable, open environment perfectly suited to both everyday living and entertaining. For a family who love to cook, this space has been central to their lifestyle, offering ample room to prepare meals while remaining connected to guests and family. Three sets of bifold doors open out to the garden, dissolving the boundary between indoors and out, and leading to a thoughtfully designed outdoor kitchen and dining area beneath a wooden gazebo. Whether hosting summer barbecues or enjoying relaxed evenings outdoors, this space has proven to be as functional as it is inviting.

The rear garden itself is a private sanctuary — fully enclosed and not overlooked, it enjoys sunlight throughout the day while also benefiting from the dappled shade of mature trees. Carefully planted borders of roses, lavender, salvia and camellias provide colour, fragrance and year-round interest, creating an ever-changing backdrop to outdoor living. It is a space that truly complements the home, offering a peaceful retreat while remaining ideal for entertaining.

Inside, the house has been thoughtfully enhanced to elevate both comfort and convenience. Newly installed air conditioning across all three floors ensures a pleasant environment even during the warmest summer months, while a log burner in the spacious lounge provides a cosy focal point for winter evenings. Practical upgrades such as additional kitchen cabinetry and a fully fitted utility room — complete with a large sink, allowing household tasks to remain discreetly separate from the main living space — reflect a careful attention to detail that underpins the home's overall functionality.

The layout has been designed to support modern family life with ease. Three well-appointed shower rooms eliminate the pressures of busy mornings, while a dedicated study provides an ideal environment for working from home. Connectivity is equally impressive, with the ability to reach London in under 90 minutes by foot and train, making the property perfectly suited to those balancing professional commitments with a desire for space and comfort.

Location is another key strength. The property is within easy walking distance of both the town centre and the railway station, while excellent schooling options are close at hand, including The Blessed George Napier & Wykham Park Academy and The Warriner School. Everyday convenience is further enhanced by the proximity of Sainsbury's, just a short walk away yet discreetly out of sight.

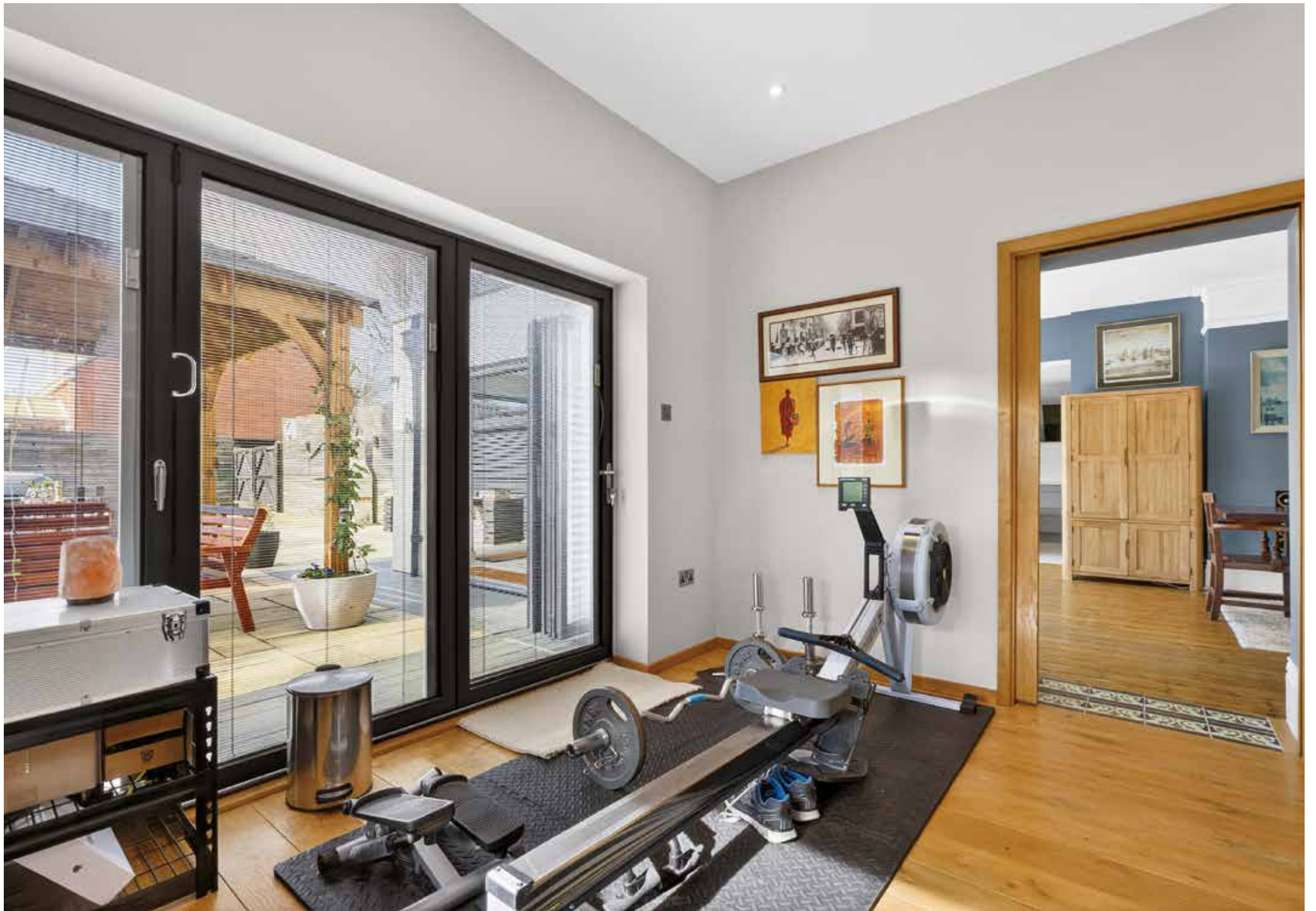
Ultimately, this is a home that delivers on every level — combining style, comfort and practicality with a layout that adapts beautifully to both family life and entertaining. It is a place where memories are made with ease, offering a lifestyle defined by connection, convenience and understated luxury.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











First Floor

There is a good sized bedroom with air conditioning and a window to the side.

A door leads to a hall with two further bedrooms and a shower room with sink & WC, providing flexibility as a separate guest suite, master bedroom and dressing room or teenager's bedroom and sitting room/study.

The superb family bathroom is of an excellent size and has a freestanding bath, walk in shower twin sinks and underfloor heating.

There is also a further shower room with front elevation on this level.







Second Floor

To the second floor, there is the current master bedroom suite, with a dressing room or reading room, which has two windows to the rear and an eves wardrobe and cupboards. There is access to a bedroom with wood flooring, 1 further eves cupboard, air conditioning and windows to two elevations.



Outside

There are 2 fully enclosed gardens, with the front garden laid to lawn and containing a refuse bin storage shed.

The rear south-west facing garden has an area laid to lawn, mature trees, rose and lavender beds. There is a patio with gazebo, adjacent to the 3 sets of bifold doors at the rear of the house, and an outdoor kitchen, and 2 wood stores.

The rear access driveway which provides off-road parking for four cars behind property gates and two further cars on the private driveway.

To the side of the house is mounted the newly installed Siemens Bosch condenser unit, which powers the 3 internal air conditioning units and has capacity to power 2 more. There is a further area with 2 sheds, screened by a bamboo planter and an additional entertaining area, which could be an ideal space to erect a garden room. This is a wonderful home that must be viewed.





LOCATION

Oxford Road is situated just outside the town centre and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London. Banbury train station provides a commute to Marylebone, Reading and Birmingham, in just over an hour, as well as direct trains to Oxford, Leamington Spa, Warwick, Birmingham International, Newcastle, Manchester, York and Bournemouth.







Services, Utilities & Property Information:

Tenure: Freehold

Special Note: The property includes a flying freehold element. Buyers are advised to seek confirmation from their lender and legal adviser.

Council Tax Band: E

Local Authority: Oxfordshire County Council and Cherwell District Council

EPC Rating: E

Property Construction: Standard – brick and tile

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Mains

Heating: Gas fired central heating

Broadband: FTTH/FTTP Ultrafast broadband connection with a download speed of 2,000mbps. We advise you to check with your provider.

Mobile Signal/Coverage: 5G mobile signal is available in the area. We advise you to check with your provider.

Parking: Off road parking available for 6 cars

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 07736 937633

Website

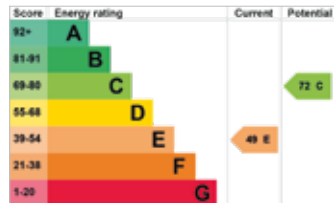
For more information visit F&C <https://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents>

Opening Hours

Monday to Friday - 9.00 am - 6 pm

Saturday - 9.00 am - 5 pm

Sunday - By appointment only



Property Redress

tsj
APPROVED CODE
TRADING STANDARDS UK

GROSS INTERNAL AREA: 2505 sq ft, 231 m²
LOW CEILINGS & OPEN TO BELOW: 20 sq ft, 2 m²

OVERALL TOTALS: 2525 sq ft, 233 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed xx.xx.2026

FINE & COUNTRY



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



TERRY ROBINSON PARTNER AGENT

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Terry has been in the estate agency industry since 2002 and has a wealth of knowledge in the property sector.

Having left the corporate world to set up his own brand in 2015, Terry built a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make all clients feel valued.

Terry has sold countless properties over the past 10 years which had previously been marketed with other agents - he puts this down to attention to detail and a hunger for success.

YOU CAN FOLLOW TERRY ON



“Having just purchased my new home through Fine & Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!”

THE FINE & COUNTRY
FOUNDATION

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Visit fineandcountry.com/uk/foundation

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