



1 Winter Gardens Way  
Banbury, OX16 1UX



ROUND & JACKSON  
ESTATE AGENTS





A well presented, stone built three-bedroom detached family home with a single garage, a walled garden and located on the popular Hanwell Fields development. No onward chain with this property.

#### The property

1 Winter Gardens Way, Banbury is a well presented, three-bedroom stone-built detached family home which holds a favourable corner plot. The property has a pleasant walled garden to the rear and there is a single garage with driveway parking. The property is located on the popular Hanwell Fields development and comes to market with no onward chain. On the ground floor there is a welcoming hallway, sitting room, dining room, study, kitchen and W.C. On the first floor there is a landing area with large picture window to the side aspect and three good sized bedrooms, with an en-suite to the master and a further family bathroom. Outside there are good sized gardens to the front and rear and there is a single garage with driveway parking in front. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

#### Entrance Hallway

A spacious hallway with doors leading to all ground floor rooms and large under stairs storage cupboard. There is a window to the front aspect, stairs rising to the first floor and wood effect flooring throughout.

#### Cloakroom W.C

Fitted with a white suite comprising a toilet and hand basin with window to the front aspect and vinyl flooring.

#### Sitting Room

A pleasant sitting room with window to the front aspect, walk-through leading into the rear dining room. There is a modern composite fireplace with further door leading into the hallway.

#### Dining Room

A nice sized dining room with French doors opening out into the rear garden. There is a walk-through into the sitting room and a further door leading into the kitchen.

#### Study

A really useful study or playroom with a window to the front aspect.

#### Kitchen

Fitted with a range of shaker style cabinets with worktops over and tiled splash backs. There is space and plumbing for a washing machine, space for a fridge and there is an integrated electric oven, with a five-ring gas hob. There is an integrated dishwasher and an inset sink. There is a window and door to the rear aspect and tiled flooring throughout. There is a wall mounted gas fired boiler for the central heating and hot water system, and doors leading into the dining room and hallway.

#### First Floor Landing

A spacious landing with doors leading to all the first floor rooms and there is a fitted cupboard. There is a loft hatch providing access to the roof space and a large and very pretty picture window to the side aspect.



### Three First Floor Bedrooms

There are three good sized bedrooms on the first floor, the master bedroom is a good sized double bedroom with door leading into the en-suite, built-in wardrobe and a window to the rear aspect. The en-suite is fitted with a modern white suite comprising a shower cubicle, toilet and wash basin and has tiled splash backs and vinyl flooring. There is a window to the rear aspect. The second bedroom is a good sized double bedroom with two windows to the front aspect and a built-in wardrobe. The third bedroom is a good sized single bedroom with a window to the front aspect.

### Family Bathroom

Fitted with a modern white suite comprising a panelled bath, toilet and wash basin. There is a hand held shower over the bath and tiled splash backs. There is tiled flooring and a window to the rear aspect.

### Garage

A single garage with power and lighting and an up-and-over door leading onto the driveway. The garage is on the far left, closest to the property.

### Outside

To the rear of the property there is a private, stone walled garden and there is a large decked area adjoining the house. There is a further useful storage area to the side of the property and a wooden shed. The main garden is lawned and there are various trees and bushes and there is gated access to the rear where there is a driveway and access to the garage. The garage for the property is the closest one to the house.

### 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 Horsefair and North Bar Street. At the traffic light controlled cross roads, turn left on the Warwick Road, B4100. Follow this road towards the outskirts of the town and at the fifth roundabout turn right onto Dukes Meadow Drive. Turn right at the second roundabout into Winter Gardens Way where the property will be found immediately on your left hand side.

### Services

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

### Local Authority

Cherwell District Council. Tax band D.

### Viewing arrangements

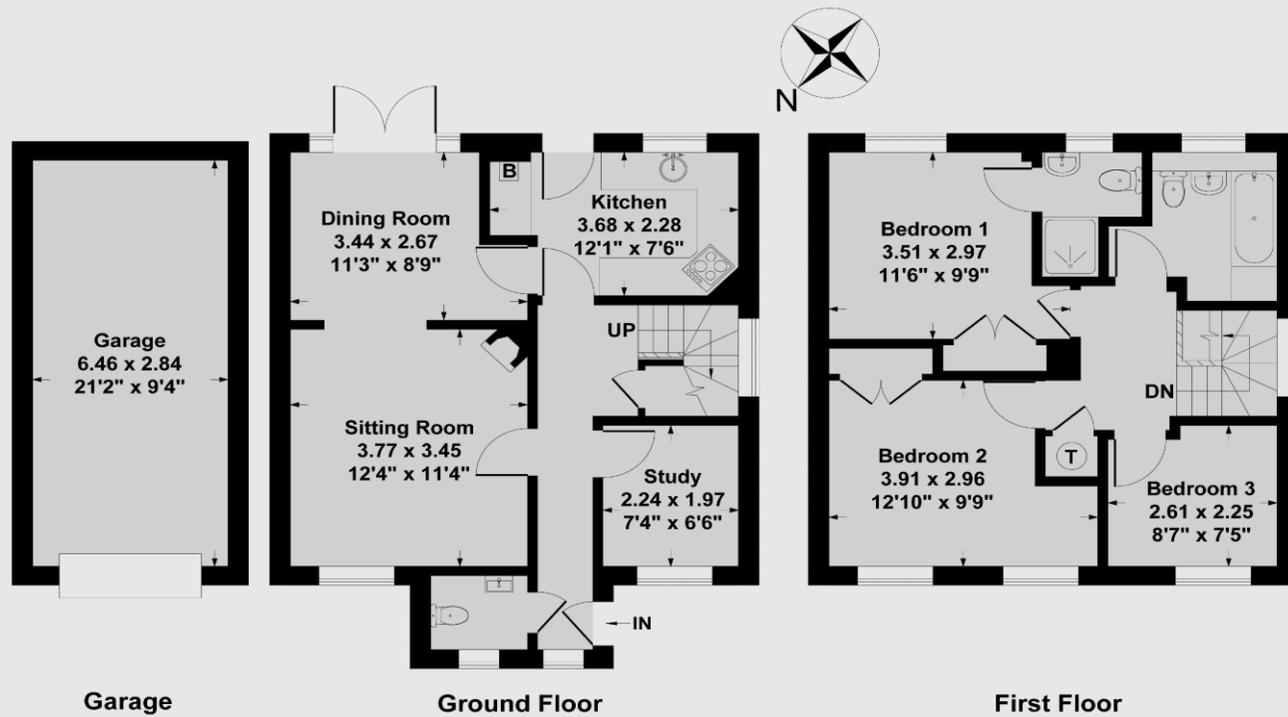
Strictly by prior arrangement with Round & Jackson.

### Tenure

A freehold property.

**Asking Price: £367,500**





**Ground Floor Approx Area = 46.09 sq m / 496 sq ft**  
**First Floor Approx Area = 42.96 sq m / 462 sq ft**  
**Garage Approx Area = 18.34 sq m / 197 sq ft**  
**Total Area = 107.39 sq m / 1155 sq ft**

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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