



12 Western Crescent  
Banbury, OX16 9BX



ROUND & JACKSON  
ESTATE AGENTS





A greatly extended and beautifully presented four-bedroom semi-detached family home, offering generous and versatile accommodation with a superb open-plan kitchen, dining and living space. The property also benefits from two bath/shower rooms, a beautifully landscaped and well-stocked rear garden, driveway parking for two vehicles and an EV charging point.

#### The property

This greatly extended four-bedroom semi-detached family home offers particularly spacious and well-presented accommodation, with the open-plan kitchen, sitting and dining areas providing an excellent focal point for family life. The two sets of bi-folding doors make the most of the beautifully landscaped rear garden, while four bedrooms, two bath/shower rooms, driveway parking and an EV charging point add to the property's practicality. We have prepared a floor plan to show the room sizes and layout. Some of the main features include:

#### Entrance Porch

A good-sized entrance porch with a full-length window to the front aspect, tiled flooring and a glazed door leading into the hallway.

#### Entrance Hallway

A welcoming hallway with stairs rising to the first floor and attractive stripped five-panel doors leading to the kitchen and ground-floor WC. Good-quality herringbone flooring continues through into the main living areas.

#### Ground Floor W.C

Fitted with a white suite comprising a toilet and hand basin, with tiled flooring, tiled splashbacks and attractive wall panelling. Window to the front aspect.

#### Kitchen

A superb kitchen forming the heart of the home and fitted with a range of attractive green Shaker-style cabinets with worktops over and matching upstands. A central breakfast bar island provides additional storage and seating for three. Integrated appliances include a dishwasher, wine cooler and fridge/freezer, while the Cuisine Master range cooker, incorporating electric ovens, a five-ring gas hob and hot plate, will remain as part of the sale. There is also a one-and-a-half bowl ceramic sink and drainer. The kitchen has two windows overlooking the rear garden and a further window to the front aspect, together with a useful understairs cupboard and an additional built-in storage cupboard. The Worcester gas-fired boiler is concealed within one of the kitchen cabinets. An exposed brick wall provides an attractive feature, while the herringbone flooring continues throughout. The kitchen is open plan to the sitting room and impressive extended dining area, creating an excellent space for everyday family life and entertaining.



#### Sitting Room

A good-sized reception room with a window to the front aspect and attractive wall panelling. A central wooden fireplace with tiled surround provides an appealing focal point and incorporates a working open fire. Herringbone flooring continues throughout.

#### Dining Room

Forming part of the impressive rear extension, this spacious dining area is open plan to both the kitchen and sitting room, providing ample space for a large dining table and chairs. Two sets of bi-folding doors open directly onto the landscaped rear garden, flooding the room with natural light and creating an excellent connection between the house and outside space. Herringbone flooring continues throughout.

#### First Floor Landing

With attractive stripped five-panel doors leading to all first-floor rooms.

#### Bedroom One

A large double bedroom with a window to the front aspect, built-in storage cupboard with hanging rail and shelving, and good-quality wood-effect flooring.



#### Bedroom Two

A further large double bedroom with a window to the front aspect and good-quality wood-effect flooring. A loft hatch provides access to the roof space, which is partly boarded and benefits from lighting and a window.

#### Bedroom Three

Forming part of the rear extension, this is another large double bedroom with a window overlooking the rear garden.

#### Bedroom Four

A single bedroom with a window to the side aspect and good-quality wood-effect flooring.

#### Family Bathroom

Fitted with a white suite comprising an L-shaped panelled bath with rainfall shower and separate handheld attachment, toilet and wash basin with vanity drawer unit beneath. There are attractive tiled splashbacks, tile-effect flooring and a heated towel rail.

#### Separate Shower Room/W.C

A useful additional shower room fitted with a white suite comprising a shower cubicle with rainfall shower and separate handheld attachment, toilet and hand basin. Attractive wall tiling, tiled flooring and a window to the rear aspect.

#### Outside

To the rear of the property there is a beautiful landscaped and well-stocked rear garden. Immediately adjoining the house is a large, paved patio with a pergola, providing an ideal space for outdoor seating and entertaining. There is attractive decorative panelling, an outside tap and a useful dedicated barbecue area. Steps lead up to the main lawn, which is complemented by attractive stone-walled borders containing a wide variety of established and carefully chosen planting. At the foot of the garden is a further paved seating area with fitted bench seating and additional established planted borders. Gated access leads into a separate vegetable and fruit garden, where there is a concrete hardstanding providing space for a shed and greenhouse, together with an ideal composting area for keen gardeners. To the side of the property is a paved area providing useful additional storage space, with gated access leading through to the front. To the front of the property is a block-paved driveway providing off-road parking for two vehicles, together with an attractive well-stocked planted border and an EV charging point. Steps lead up to the front entrance, with further gated access to the side and rear garden.

#### 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 and many places of historical interest are within easy reach.



#### Directions

From Banbury Cross proceed southwards via South Bar Street and into Oxford Road. Continue for approximately half a mile then turn left immediately after Horton Hospital into Hightown Road. Western Crescent will be found as the fourth turning on your right where the property will be found on your right-hand side

#### Services

All mains services connected. The gas fired boiler can be found in kitchen.

#### Local Authority

Cherwell District Council. Tax band B.

#### Viewing Arrangements

Strictly by prior appointment with Round & Jackson.

#### Tenure

A freehold property.

**Asking Price: £385,000**





**Ground Floor Approx Area = 55.30 sq m / 595 sq ft**  
**First Floor Approx Area = 53.88 sq m / 580 sq ft**  
**Total Area = 109.18 sq m / 1175 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             |         |           |
| 69-80 | C             | 70 C    | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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