



26 Timms Road
Banbury, OX16 9DL



ROUND & JACKSON
ESTATE AGENTS





An extended four-bedroom semi-detached family home with spacious accommodation throughout. Large rear garden, garage and driveway parking for at least three vehicles.

The property

A spacious and extended four-bedroom semi-detached family home, offering well-proportioned and versatile accommodation throughout. The property benefits from a large rear garden, a single garage and a generous gravel driveway providing off-road parking for at least three vehicles. The ground floor accommodation comprises an entrance porch, hallway, a bright and airy sitting room with access to a sunroom overlooking the rear garden, and a spacious kitchen dining room fitted with modern gloss units and integrated cooking appliances. There is also a useful utility room with access to the garage and garden, together with a contemporary ground floor shower room and WC. On the first floor, there are four well-proportioned bedrooms, including three double bedrooms and a good-sized single bedroom, together with a beautifully appointed family bathroom featuring a separate bath and large walk-in shower. Outside, the property enjoys a particularly generous rear garden, predominantly laid to lawn with established trees and a paved patio area adjoining the house. To the front, there is a large gravel driveway providing ample off-road parking. 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 providing a useful space for shoe and coat storage, with a door leading into the hallway.

Hallway

A welcoming hallway with stairs rising to the first floor and doors leading to the ground floor accommodation.

Sitting Room

A bright and airy sitting room with a large window to the front aspect and a feature electric fireplace. There is a sliding glazed door leading into the sunroom.

Sunroom

A very useful and versatile additional reception room, enjoying plenty of natural light and fitted with attractive wood-effect flooring. There is a glazed door providing direct access to the rear garden.

Ground Floor Shower Room and W.C

Fitted with a modern white suite comprising a corner shower enclosure with rainfall shower head and separate handheld attachment, a toilet and a wash basin with vanity storage unit beneath. There are attractive panelled walls and wood-effect flooring throughout.

Kitchen Dining Room

Forming part of the rear extension, a spacious kitchen dining room, fitted with a range of neutral-coloured gloss cabinets with worktops over and attractive tiled splash backs. There is an integrated electric oven, four-ring hob and extractor hood, together with a one-and-a-half bowl sink and drainer. There is plenty of space for a dining table and chairs, windows overlooking the rear garden and good-quality wood-effect flooring throughout. Further benefits include a large understairs storage cupboard and a door leading into the utility room.

Utility Room

A useful utility room fitted with a storage cupboard and worktop over, together with a sink and drainer and tiled splash backs. There is space and plumbing for a washing machine and tumble dryer, a door leading into the garage and a glazed door providing access to the rear garden.

Garage

A single garage with power and light connected and an up-and-over door providing access onto the front driveway. There is also an internal access door from the utility room.

First Floor Landing

A spacious landing with doors leading to all first floor rooms, a window to the rear aspect and a loft hatch providing access to the roof space.



Bedroom One

A large double bedroom enjoying plenty of natural light from dual-aspect windows to the front and rear of the property.

Bedroom Two

A good-sized double bedroom with a window to the front aspect and a built-in storage cupboard housing the Ideal gas-fired boiler.

Bedroom Three

A further double bedroom with a window overlooking the rear garden.

Bedroom Four

Forming part of the side extension, this is a good-sized single bedroom with a window to the rear aspect. The room would also make an ideal home office or study.

Family Bathroom

A beautifully appointed family bathroom, fitted with a modern white suite comprising a panelled bath, toilet and wash basin with an attractive vanity storage unit beneath. There is a large walk-in shower enclosure with a rainfall shower head and separate handheld attachment, together with contemporary panelled splash backs. The remainder of the bathroom benefits from floor-to-ceiling wall tiling, complemented by attractive tile-effect flooring. There is also a window to the rear aspect.



Outside

To the rear there is a particularly generous garden, offering an excellent outdoor space for families and entertaining. The garden is predominantly laid to lawn with a number of established trees, providing an attractive and mature setting. Immediately adjoining the rear of the house is a paved patio area, ideal for outdoor dining and seating. There is also an outside water tap. To the front of the property is a large gravel driveway providing off-road parking for at least three vehicles, with access to the single garage. There is also an additional lawned area which offers potential for further parking, if required and subject to any necessary consents.

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 continue into the Oxford Road. Head out of the town and past Sainsbury's supermarket then take the next right into Grange Road. Take the only left hand turn into Timms Road and follow the road for around 200 yards where Number 26 will be found on your right-hand-side.

Services

All mains services connected. The gas fired boiler is located in bedroom two.

Local Authority

Cherwell District Council. Tax band C.

Tenure

A freehold property.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

Asking Price: £395,000





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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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