



1 Conifer Rise  
Banbury, Oxfordshire, OX16 1FP





A three bedroom semi-detached property with a private and mature garden, surrounded by green areas, mature trees and attractive pathways

#### The property

1 Conifer Rise, Banbury is a well-presented three bedroom semi-detached home, pleasantly positioned within a sought-after residential neighbourhood and surrounded by attractive green spaces and mature trees. The ground floor features an entrance hallway, a comfortable sitting room, a conservatory, and a well-appointed kitchen/breakfast room. On the first floor there are three bedrooms and a family bathroom. Outside, the property offers a lawned front garden and a private, mature rear garden providing an ideal space for relaxation.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:



#### Hall

Stairs to first floor, door to sitting room.

#### Sitting Room

A good sized reception room with a sliding door to a conservatory, a storage cupboard and a door to the kitchen.

#### Conservatory

A useful additional room with double doors to the garden and space for dining or lounge furniture.

#### Kitchen

Fitted wall and base cabinets with work surfaces, a sink and draining board and a cooking hob with integrated oven beneath. There is space for a fridge-freezer and washing machine and a fitted breakfast bar. Windows to the front and rear.

#### First Floor Landing

Hatch to loft space, doors to all first floor accommodation.

#### Bedroom One

A double room with a window to the rear, an airing cupboard, fitted wardrobes and bedroom furniture.

#### Bedroom Two

A single room with a window to the rear.

#### Bedroom Three

A single room with a window to the rear.

#### Bathroom

Fitted panelled bath with shower over, wash hand basin and low level WC. Window to the front.



#### Outside

To the front of the property there is a lawned garden with a pathway to the front door. The rear garden is very private and pleasantly landscaped. Predominantly laid to lawn with established borders, a variety of trees and a patio adjoining the house.

#### Directions

From Banbury town centre proceed along the Warwick Road and continue out of town for approximately one and a quarter miles. Having passed the Barley Mow Public House, turn right, taking the second exit at the next roundabout onto Highlands. Continue up the hill and bear left at the top of the road. As the road then straightens take the next road on the right into Harlequin Way. Continue to the end and then turn right into Conifer Rise where the property will be found in front of you.

#### Situation

Banbury is a thriving, market town located just north of Oxford amidst beautiful rolling countryside. The town is steeped in history and is now a modern centre with a full range of shops, supermarkets, a cinema, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east. Banbury railway station is within walking distance and provides regular trains to all parts of the country with London and Birmingham a comfortable commute (London Marylebone from 57 minutes and Birmingham New Street from 44 minutes). Birmingham Airport is about 40 miles distant and Heathrow and Luton Airports are also within easy reach. The local area provides a range of primary, secondary and boarding schools; the well regarded Harriers Academy and St Marys schools are located nearby. Local leisure retreats include Soho Farm House (11 miles), Tadmarton Golf Club (5.6 miles) and Oxford Westgate (25 miles).

#### Parking

There is one parking space within the parking area to the front of the property being the second space on the left.

#### Services

All mains' services connected.

#### Local Authority

Cherwell District Council. Tax band B.

#### Viewing Arrangements

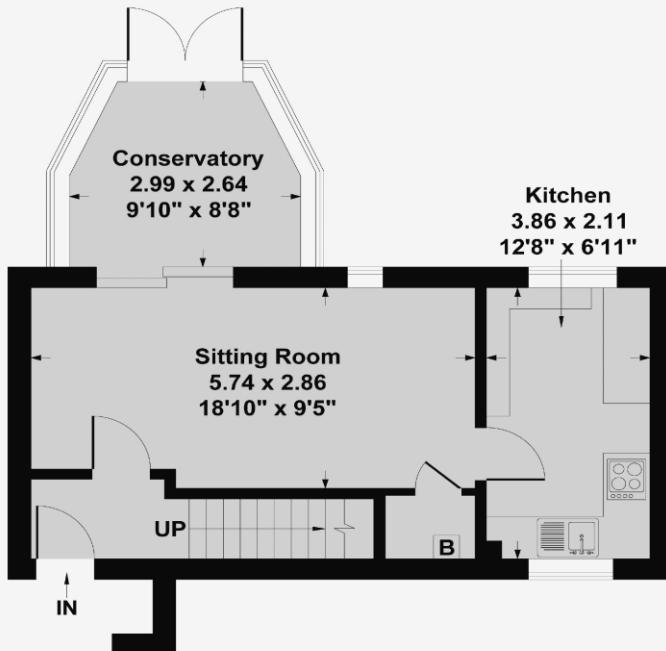
Strictly by prior arrangement with Round & Jackson

#### Tenure

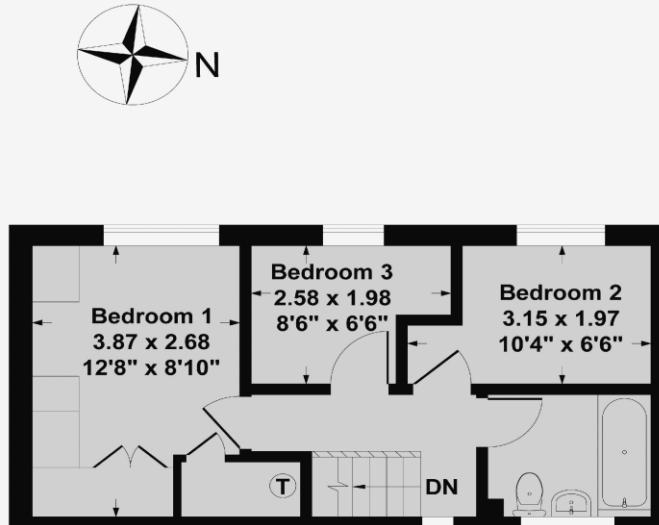
A freehold property

**Asking Price £250,000**





**Ground Floor**



**First Floor**

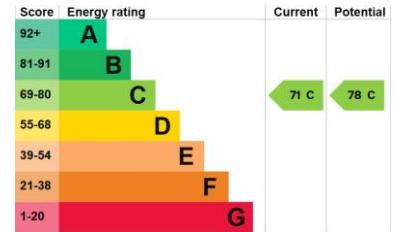
**Ground Floor Approx Area = 38.83 sq m / 418 sq ft**

**First Floor Approx Area = 30.88 sq m / 332 sq ft**

**Total Area = 69.71 sq m / 750 sq ft**

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

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