



Tarragon Walk
Banbury



ROUND & JACKSON
ESTATE AGENTS



8 Tarragon Walk

Banbury, Oxon, OX16 1FE

£319,950

A greatly improved and beautifully presented 3/4 bedroom house with flexible accommodation located within this sought after development and close to a wide range of amenities.

The Property

8 Tarragon Walk, Banbury is a spacious three story town house which is pleasantly located in an elevated position within this highly regarded residential neighbourhood. The property has flexible accommodation which is beautifully presented and there are modern fittings in the kitchen and bathrooms. On the ground floor there is an entrance hallway, a cloakroom and a superb, open plan kitchen/dining/family room. On the first floor there are two bedrooms, a modern bathroom and a sitting room and on the second floor there is a large master bedroom suite which comprises of two double rooms and an en-suite shower room which has been refitted. Externally there is a small garden to the rear and a single garage and driveway to the side. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Hallway

Main entrance door to the front, wooden flooring, stairs to the first floor and a door to the rear garden.

Kitchen/Dining/Family Room

A superb open plan room with wood flooring and windows to the front and rear. The kitchen is fitted with a range of modern eye level cabinets and base units and drawers with work surfaces over, an inset sink and draining board and a breakfast bar. There is a double oven, hob and extraction fan, space for a washing machine, dishwasher and fridge/freezer. There is ample space for a table and chairs and lounge furniture.

Cloakroom

Wash hand basin and W.C.

First Floor Landing

A large landing with stairs to the second floor and doors to all first floor accommodation.

Sitting Room

Beautifully decorated room with a large window and juliet balcony to the front. This room could be used as an additional bedroom if required.

Bedroom Two

A double room with a window to the rear.

Bedroom Three

A good sized single room with a window to the rear.

Family Bathroom

Fitted with a modern suite comprising a panelled bath with shower over, a wash hand basin and W.C.

Second Floor Master Bedroom

The master bedroom is a particular feature, occupying the entire second floor and comprising of two adjoining double rooms and a large en-suite shower room which has been refitted.

Outside

There is a small landscaped garden to the rear of the property with gated access to the driveway and garage behind.



Garage

A single garage with power and light connected. The garage is owned by the the coach house apartment above and leased on a permanent basis to 8 Tarragon Walk for a peppercorn rent.

Directions

From Banbury town centre proceed in a northerly direction along the Southam Road (A423). On the outskirts of the town turn left at the roundabout after Tesco's supermarket into Duke's Meadow Drive. At the third roundabout turn left into Winter Gardens Way and then take the next turning left into Rosemary Drive. Follow the road around to the right downhill and at the bottom turn left and continue around to the left until the entrance to the car park will be found on the left. This leads to the rear of the property in Tarragon Walk.

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 complex, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east. Banbury railway station 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. There is a local supermarket a short walk from the property. The local area provides a range of primary and secondary schools; with NOA and Hanwell Fields Academy both only a mile away.

Services

All mains services connected.

Local Authority

Cherwell District Council. Council tax band E.

Viewing Arrangements

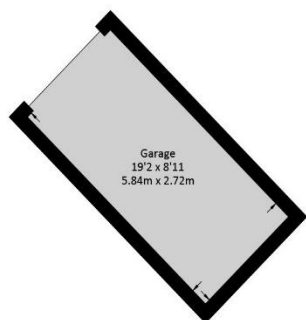
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.



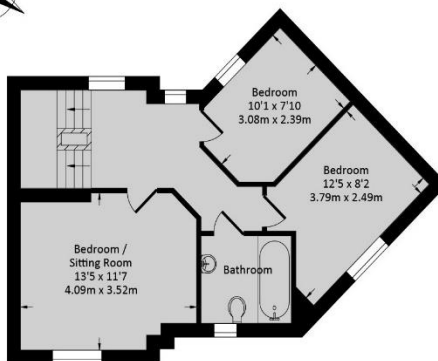
Garage
Approx. Floor
Area 171 Sq.Ft.
(15.90 Sq.M.)



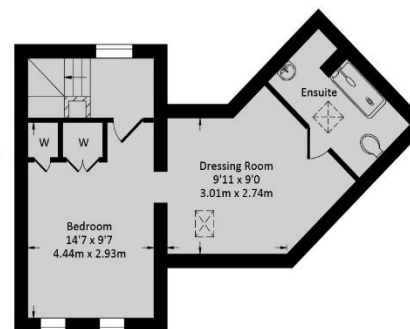
Ground Floor
Approx. Floor
Area 462 Sq.Ft.
(42.90 Sq.M.)



First Floor
Approx. Floor
Area 488 Sq.Ft.
(45.30 Sq.M.)



Second Floor
Approx. Floor
Area 371 Sq.Ft.
(34.50 Sq.M.)



Total Approx. Floor Area 1492 Sq.Ft. (138.60 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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