



13 Kedleston Rise  
Banbury



**ROUND & JACKSON**  
ESTATE AGENTS



# 13 Kedleston Rise

Banbury, Oxon, OX16 9TX

£420,000

An extended and spacious four bedroom detached home located on the popular Cherwell Heights development within walking distance of local schooling, amenities and train station. Available for sale with no onward chain.

## The Property

13 Kedleston Rise, Banbury is an extended and spacious four bedroom detached family home with a garage and private rear garden. The property is located within a quiet cul-de-sac on the south side of town. The property offers versatile living accommodation which is arranged over two floors and is in walking distance of local schools, amenities and the train station. On the first floor there is an entrance hallway, a large living room, a dining area, cloakroom and kitchen diner. On the first floor there are three double bedrooms, a single bedroom and a family bathroom. To the front of the property there is a small lawned garden and a driveway providing parking in front of the single garage. To the rear there is an enclosed and private garden. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

## Entrance Hallway

Stairs rising to the first floor and door to the sitting room.

## Sitting Room

A large reception room which has an open doorway leading to the dining area. There is an attractive bay window to the front aspect and a door to the kitchen/diner.

## Dining Room

A spacious room with a large opening into the sitting room and ample space for dining furniture with French sliding doors to the rear garden.

## Cloakroom

W.C, wash hand basin with vanity unit. Window to the rear aspect.

## Kitchen/Diner Area

An extended kitchen which adjoins the dining area. Fitted with a range of shaker style, wooden eye level cabinets, base units and drawers with work surfaces over, one and a half bowl sink and drainer, space for a Range cooker with extractor hood over. There are dual aspect windows and a door leading to the side access of the property. Large opening to the dining area of the kitchen which has space and plumbing for a large fridge/freezer, washing machine and tumble dryer with work surface over. There is a useful understairs storage cupboard.

## First Floor Landing

Doors to first floor accommodation, hatch to loft space and airing cupboard which houses the hot water tank.

## Bedroom One

A double bedroom with a window to the front aspect.

## Bedroom Two

A double bedroom with a window to the front aspect.

## Bedroom Three

A large single bedroom with a window to the rear aspect.

#### Bedroom Four

A single bedroom with a built in wardrobe and a window to the rear aspect.

#### Family Bathroom

Fitted with a white bath, wash hand basin and W.C. There are two windows to the rear aspect.

#### Garage

A single garage with an open and over door and a personal door to the side with power and lighting.

#### Outside

To the front of the property there is a small lawned garden with shrub boarders and a driveway which provides parking for two vehicles. To the rear there is a private and enclosed garden which is predominantly laid to lawn with well stocked plant borders. There is a paved patio adjoining the house and a pathway to the side.

#### Directions

From Banbury Cross proceed in a southerly direction towards Oxford on the A4260. Continue past the Horton Hospital on the left and then Sainsburys supermarket also on the left. Take the left hand slip road just before the flyover bridge signposted for Cherwell Heights and Bodicote. Continue past the first turning for Chatsworth Drive and continue for around 300 yards and then take the second turning for Chatsworth Drive. Kedleston Rise will be found immediately on your left and the property will be found after a short distance on your right hand side.

#### 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.

#### Services

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

#### Local Authority

Cherwell District Council. Tax band E.

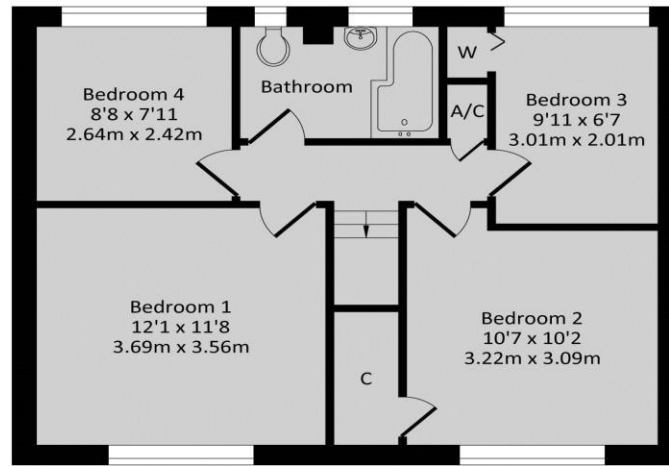
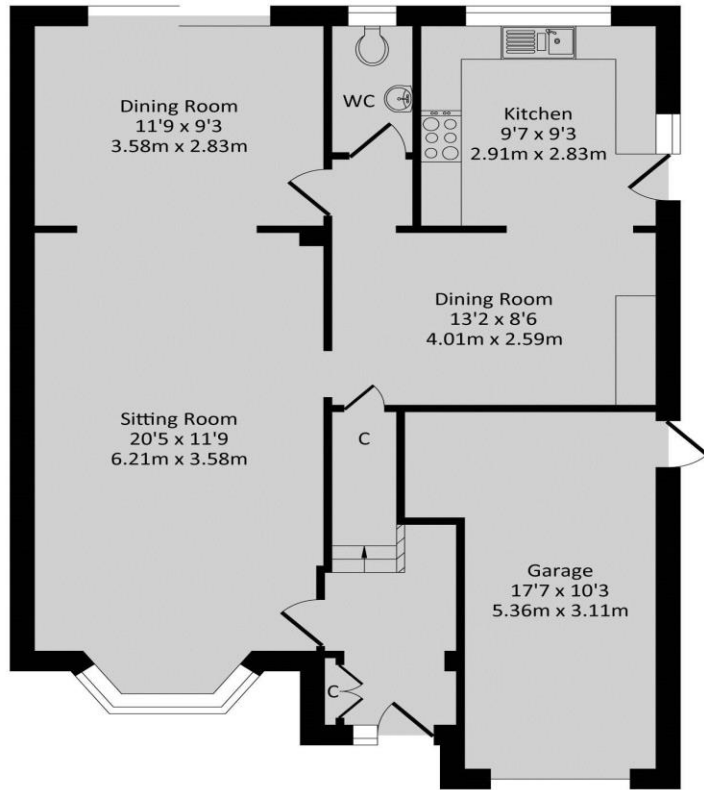
#### Viewing Arrangements

By Prior arrangement with Round & Jackson.



Ground Floor  
Approx. Floor  
Area 854 Sq.Ft.  
(79.30 Sq.M.)

First Floor  
Approx. Floor  
Area 520 Sq.Ft.  
(48.30 Sq.M.)



Total Approx. Floor Area 1374 Sq.Ft. (127.60 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		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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