



65 Tyrrell Road
Banbury



ROUND & JACKSON
ESTATE AGENTS



65 Tyrrell Road

Banbury, OX16 9WT

Guide price £525,000

A superb and immaculately presented Redrow built Culworth, four bedroom detached family home of stone construction with a garage and a good size rear garden.

The Property

65 Tyrrell Road, Banbury is a superb and immaculately presented Redrow built four bedroom, detached family home. The property is of the Culworth style and was built in 2023 and benefits from being of stone construction with a good size rear garden and a garage with driveway parking for two vehicles. The current owners had many upgrades when they bought the property including; a kitchen island with an integrated wine fridge, quartz worktops, Amtico flooring, high quality carpets upgraded tiling to the bathrooms and fitted wardrobes. The property is presented in show home condition and benefits from having high ceilings and tall skirting boards giving a grand feeling. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a spacious hallway, a W.C, a large sitting room, a wonderful and very large open-plan kitchen diner to the rear and a utility room. On the first floor there are four double bedrooms, an en-suite and a family bathroom. Outside to the rear there is a good size lawned garden and there is a garage and driveway parking to the side of the property. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious hallway with stairs rising to the first floor and doors to all the ground floor rooms. There is a useful built-in storage cupboard and high quality, wood effect Amtico flooring throughout.

Sitting Room

A large sitting room with a high ceiling and a large window to the front aspect. Plenty of space for furniture.

W.C

A really good size W.C which is fitted with a white suite comprising a toilet and a hand basin. There is a window to the front aspect and attractive tiling with Amtico flooring throughout.

Kitchen Diner

A large and very impressive open-plan kitchen diner with high ceilings and a window and french doors leading into the garden and there is high quality Amtico flooring throughout. The kitchen is fitted with a range of high quality, stone coloured shaker style cabinets with quartz worktops over. There is a central island with cupboards and integrated bins beneath and also a pop-up power socket and wine fridge. There are a range of further integrated appliances including a fridge freezer, a dishwasher, a double electric oven/microwave combi, a four ring induction hob and an extractor hood. There is a one and a half bowl sink with drainer and quartz splash backs. The dining area has plenty of space for a very large table and chairs and other furniture and there is a door leading into the utility room and there is a large and very useful built-in storage cupboard.

Utility Room

A really good utility area with a door leading out onto the driveway. There are more fitted cabinets with an inset sink and quartz worktop and there is space and plumbing for a washing machine and a dishwasher. The Amtico flooring from the kitchen continues and there is a wall mounted logic gas fired boiler housed within a cupboard.

First Floor Landing

Doors leading to all the first floor rooms and a built-in cupboard which houses the hot water system. There is also a loft hatch which provides access to the roof space.

Four Bedrooms

The main bedroom is a very large and impressive main bedroom with a window to the front aspect and beautiful fitted wardrobes. There is a door leading into an en-suite shower room which is fitted with a white suite comprising a large shower cubicle, a toilet and a wash basin. There is high-quality tiling to the walls and floor, a heated towel rail and there is a window to the side aspect. Bedroom two is a large double room with fitted wardrobes and a window to the front aspect. Bedroom three is a double bedroom with a window to the rear aspect. Bedroom four is a double room with a window to the rear aspect.

Family Bathroom

A good size family bathroom which is fitted with a white suite comprising a panelled bath, a toilet and a wash basin. There is attractive tiling to the walls and tiled flooring and there is a window to the rear aspect.

Garage

A single garage with an up-and-over door leading onto the driveway with power and lighting fitted.

Outside

To the rear of the property there is a good size lawned garden with a paved patio adjoining the house, an outside tap, and there is gated access onto the driveway which provides parking for at least two vehicles. To the front of the property there is a pathway leading to a canopy porch with planted, scattered bark borders to both sides.

Directions

From Banbury Cross proceed in a southerly direction via south Bar Street and turn right onto the Bloxham Road (A361). Continue along this road passing the Easington public house and then at the roundabout turn right onto the Bloxham Vale development. Continue along Tyrell Road and take the third right hand turn into Bidwell Road. Continue towards the end of the road and then turn left into Busby Drive and take the first left into Tyrell Road where Number 65 will be found immediately on your right.

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 located in the utility room.

Local Authority

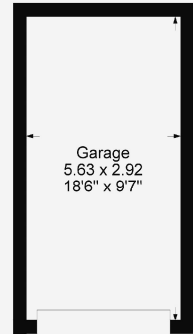
Cherwell District Council. Tax Band E.

Tenure

A freehold property.

Agents Note- There is an annual estate charge of around £300.00 per year for the development.

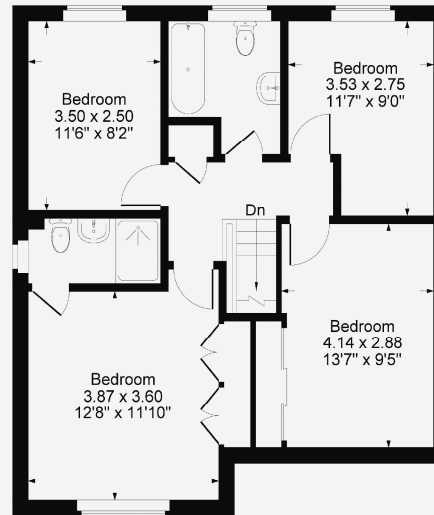




Approximate Gross Internal Area
 Ground Floor = 64.05 sq m / 689 sq ft
 First Floor = 64.05 sq m / 689 sq ft
 Garage = 16.44 sq m / 177 sq ft
 Total Area = 144.54 sq m / 1555 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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