



Hart Close  
Banbury



**ROUND & JACKSON**  
ESTATE AGENTS



# 8 Hart Close

Banbury, Oxon, OX16 1EH

£330,000

A spacious three bedroom family home with off road parking and single garage located in a favourable no through road position within this highly regarded development and close to a wide range of amenities.

## The Property

8 Hart Close, Banbury is a well presented three bedroom house which is conveniently located on the northern side of town and close to local schooling and a wide range of amenities. The accommodation is well laid out and is arranged over two floors with an entrance hallway, W.C., dual aspect sitting room, kitchen and dining room/study on the ground floor. On the first floor there is a large master bedroom with an en-suite shower room, a double room, a good sized single bedroom and a family bathroom. Outside of the property there is a pleasantly landscaped garden to the rear. To the front there is a small garden area with a driveway which provides parking for two vehicles in front of the single garage.

We have prepared a floor plan to show the room sizes and layout, some of the main features include:

## Entrance Hall

A spacious hallway with doors to all ground floor accommodation and stairs rising to the first floor.

## Cloakroom

Fitted with a W.C., wash hand basin and a window to the front aspect.

## Sitting Room

A bright and spacious reception room with a window to the front aspect and double doors to the rear garden.

## Dining Room/Study

A spacious reception room with a window to the front aspect.

## Kitchen

Fitted with a range of eye level shaker style cabinets, base units and drawers with work surfaces over and an inset sink and draining board. There is an integrated single oven with a four ring gas hob above and extractor hood over, space and plumbing for a washing machine, dishwasher and free standing fridge/freezer. There is a useful understairs storage cupboard and tiled splashbacks. Window and door leading to the rear garden.

## First Floor Landing

Doors to all first floor accommodation and a window to the rear aspect.

## Master Bedroom

A large double bedroom with a window to the front aspect, two double built-in wardrobes and a door leading to the en-suite.

## En-suite

Fitted with a walk in double shower, W.C., wash hand basin and window to the front aspect. Attractive tiled flooring and splash backs.

## Bedroom Two

A double bedroom with a window to the front aspect with an airing cupboard which houses the combination boiler.

## Bedroom Three

A single bedroom with a window to the rear aspect.

### Family Bathroom

Fitted with a modern white suite comprising a panelled bath with a hand held mixer shower, W.C., wash hand basin and a window to the front aspect. Attractive tiled splashbacks and flooring.

### Garage

A single garage with an up and over door to the front and a personal door giving access to the rear garden. Power and lighting connected.

### Outside

To the front of the property there is a driveway in front of the garage which provides parking for two vehicles with a path leading to the front door and small lawned garden area. To the rear there is an enclosed and private garden which is predominantly laid to lawn with an attractive paved seating area adjoining the house and established shrub and tree borders. There is a personal door providing access into the garage.

### Directions

From Banbury Cross head in a northerly direction on the A423 Southam Road, on reaching the Tesco roundabout take the second exit, straight over. Follow the road for around half a mile and then turn left, first exit, at the next roundabout onto Dukes Meadow Drive. Continue on this road and turn left into Lapsley Drive at the second roundabout. Follow the road and take the second turn in to your right onto Griffith Road and take the next turn in on the right onto Hart Close. Bear right from the first turning and continue to follow to the right and follow the numbering system where you will find number eight on the 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 (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.

### Services

All mains services connected.

### Local Authority

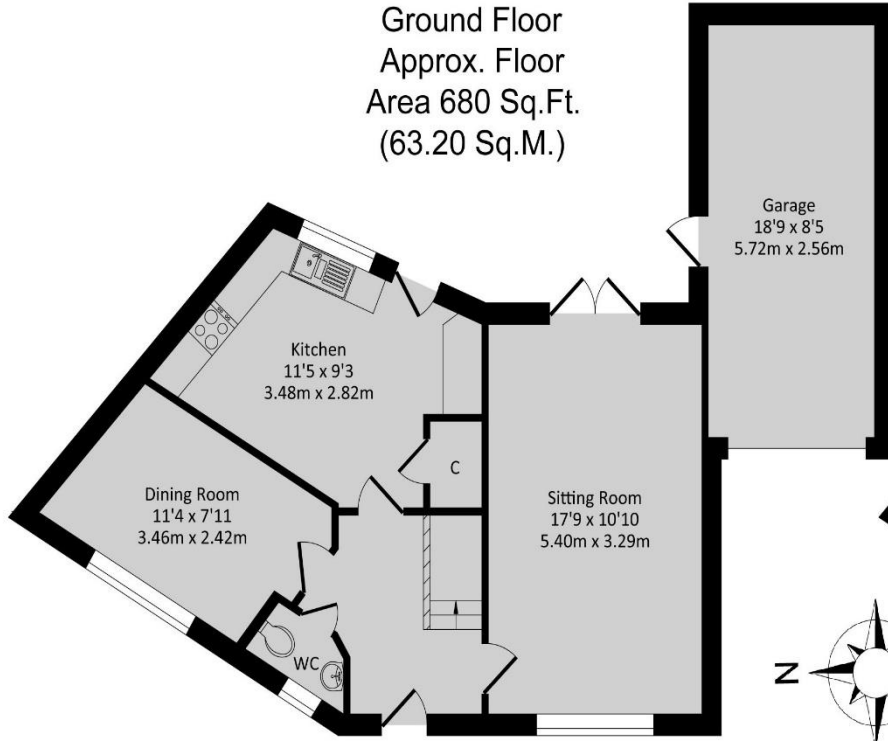
Cherwell District Council. Tax band D.

### Viewing arrangements

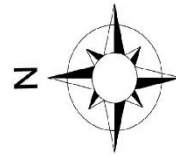
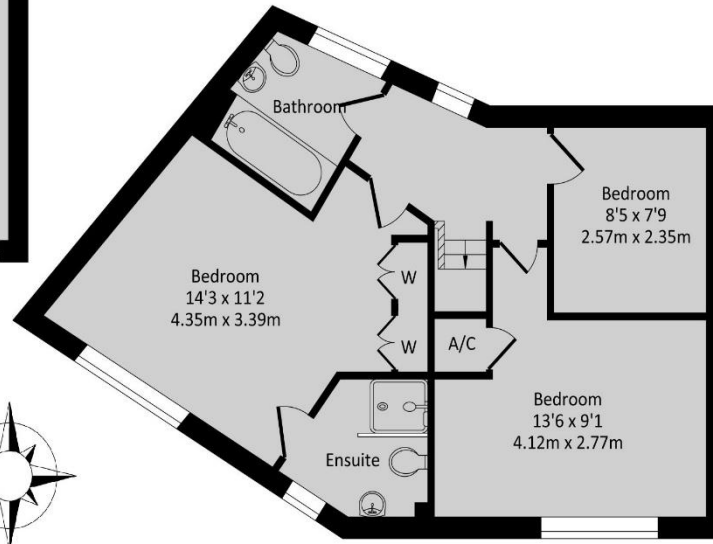
Strictly by prior arrangement with Round & Jackson



Ground Floor  
Approx. Floor Area 680 Sq.Ft.  
(63.20 Sq.M.)



First Floor  
Approx. Floor Area 521 Sq.Ft.  
(48.40 Sq.M.)



Total Approx. Floor Area 1348 Sq.Ft. (125.20 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		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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