



Chichester Walk  
Banbury, OX16 1YP



ROUND & JACKSON  
ESTATE AGENTS





A very large and significantly extended four bedroom detached family home with an adjoining one bedroom annexe, large garden and a large driveway.

#### The property

3 Chichester Walk, Banbury is a large and greatly extended, five bedroom detached family home which benefits from having a one bedroom annexe adjoining the house with its own entrance door. The property is located on a quiet cul-de-sac on this popular road on the northern side of town and is close to local amenities and schools. The property has solar panels fitted with two batteries which enables the electric to be stored for later use. The property has a large and very private garden and a large amount of driveway parking. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a spacious hallway, W.C, large kitchen and sun room, dining room, a very large sitting room and a self contained bedroom with en-suite. On the first floor there is a landing, four bedrooms and a family bathroom. We have prepared a floor plan to show the room sizes and layout, some of the main features are:

#### Entrance Porch

Tiled flooring with a door leading into the main hallway.

#### Entrance Hallway

A spacious hallway with stairs rising to the first floor with storage cupboard beneath. Doors leading into the sitting room, kitchen, W.C and annexe.

#### W.C

Fitted with a white suite comprising a toilet and hand basin with tiled splash backs, vinyl flooring and a window to the front aspect.

#### Sitting Room

A very large sitting room which forms part of a side extension. There are two windows to the front aspect and there is an inset gas fire with a wooden surround. The room could easily be separated into two rooms if required and there is a door leading into the dining room.

#### Dining Room

Forming part of the side extension with a window to the rear aspect and door leading into the kitchen. Could be used as a playroom, study or a further bedroom.

#### Kitchen

A spacious kitchen which is semi open-plan into the sunroom. The kitchen is fitted with a range of shaker style cabinets with worktops over and tiled splash backs.

There is an integrated fridge, space and plumbing for a dishwasher, space for a fridge freezer and space for a cooker and there is an inset one and a half bowl sink with drainer. The kitchen has a window overlooking the sunroom and tiled flooring throughout. Cupboard housing the Glow-worm gas fired boiler which is on a pressurised system.

#### Sunroom

A large and very useful addition to the property with a glass roof and French doors leading into the garden. There is space for a large table and chairs and also space and plumbing for a washing machine and tumble dryer.

#### Annexe ( Bedroom five)

Adjoining the house with an access door from the main hallway and a further access door from the garden. A double bedroom with windows to the front and rear aspects and an en-suite shower with W.C.

#### First Floor Landing

A large landing with a window to the side aspect, doors leading to the bedrooms and bathroom and a built-in storage cupboard. Loft hatch to the roof space.



#### Bedroom One

A very large main bedroom which forms part of the side extension with two windows to the rear aspect. There is a door leading into the en-suite which is fitted with a shower cubicle, toilet and wash basin with tiled splash backs and vinyl flooring.

#### Bedroom Two, Three and Four

Bedroom two is a large double bedroom, which forms part of the side extension, with a window to the front aspect. Bedroom three is a double bedroom with a window to the front aspect. Bedroom four is a good size single bedroom with a window to the front aspect.

#### Family Bathroom

Fitted with a white suite comprising a panelled bath, toilet and wash basin with tiled splash backs, tiled flooring and there is a window to the rear aspect.

#### Outside

To the rear of the property there is a large, and very private, lawned garden with established trees and shrubs and there is a large patio adjoining the house with gated access to the side. There is an outside tap fitted and there is a wooden shed. To the front of the property there is a large block paved driveway for any vehicles and gated access to the annexe and rear garden.



#### 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.

#### 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, take the third exit at the next roundabout onto Highlands. Take the second right hand turn into Sussex Drive where Chichester Walk will be seen on your right. Number 3 will be found on your left as you enter the road.

#### Services

All mains services are connected. The gas fired boiler is located in the kitchen.

#### Local Authority

Cherwell District Council. Tax band E.

#### Viewing Arrangements

By prior arrangement with Round & Jackson

#### Tenure

A freehold Property

#### Solar Panels

The current owner has provided these details. They were fitted around 3 years ago, there are 9 panels which are owned outright and there are two storage batteries in the loft, believed to be around 50kWh. The panels have an MCS certificate and any excess electric produced goes back to the grid and the money from this is paid back to the owner. Current provider is Octopus Energy.

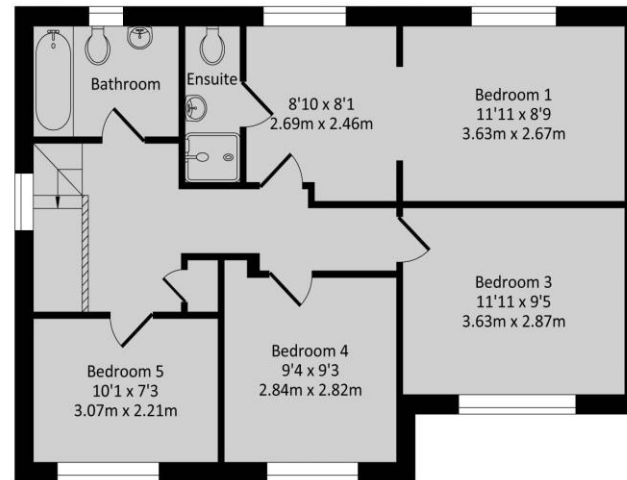
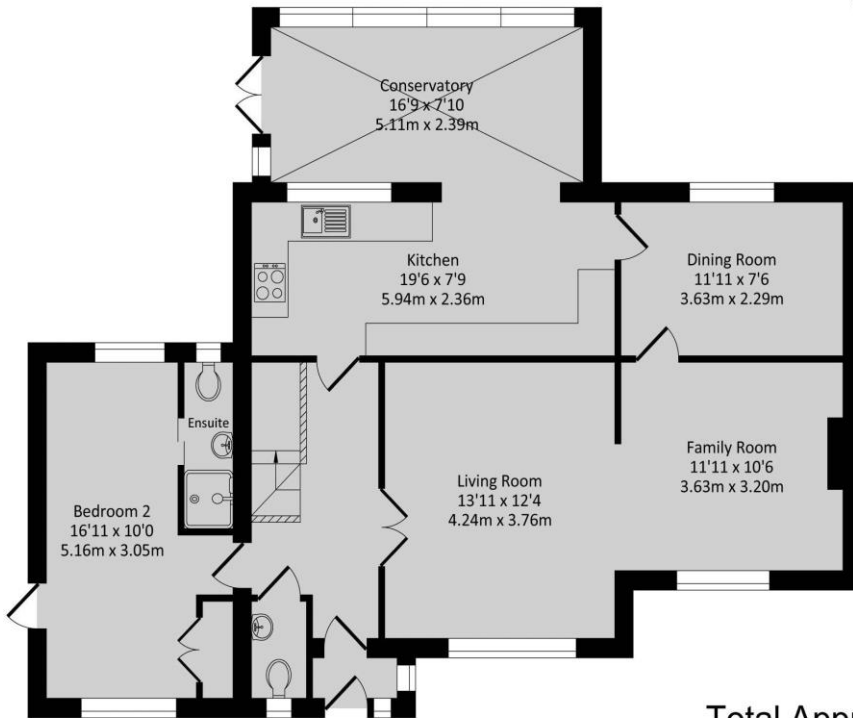
**Guide Price: £450,000**



Ground Floor  
Approx. Floor  
Area 1033 Sq.Ft.  
(95.90 Sq.M.)



First Floor  
Approx. Floor  
Area 655 Sq.Ft.  
(60.90 Sq.M.)



Total Approx. Floor Area 1688 Sq.Ft. (156.80 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	82 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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