



Hillside Close
Banbury



ROUND & JACKSON
ESTATE AGENTS



5 Hillside Close

Banbury, Oxon, OX16 9YT

£335,000

A spacious and very well presented three bedroom detached house with a garage and large gardens to the front and rear, located within a sought after development and close to a wide range of amenities.

The Property

5 Hillside Close, Banbury is a very well presented three bedroom detached house which is pleasantly located in a set back position within the Cherwell Heights development on the south side of town. On the ground floor there is an entrance hallway, a sitting room with a bay window to the front and a superb open plan kitchen/dining room with an adjoining large conservatory. On the first floor there are two double bedrooms, a single bedroom and a modern family bathroom. To the front of the property there is a lawned garden and block paved driveway which gives access to the garage. To the rear there is a large garden which is arranged over two levels with a seating area adjoining the house, a raised lawn and a patio. 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, stairs to the first floor and a door to the sitting room.

Sitting Room

A spacious reception room with a bow window to the front, a useful storage cupboard and double doors to the kitchen/dining room.

Kitchen/Dining Room

A spacious open plan room linked to the rear conservatory and being ideal for socialising and entertaining. The kitchen has been re-fitted with traditional style cabinets and drawers and granite work surfaces over and a Butlers sink. Integrated double oven, induction hob, space for a dishwasher and fridge/freezer. There is also space for a table and chairs and a double doorway to the conservatory.

Conservatory

A large conservatory and ideal space for dining and relaxing. Double doors to rear garden and space and plumbing for a washing machine and tumble dryer.

First Floor Landing

Hatch to the loft space, window to the side and doors to all first floor accommodation.

Bedroom One

A double room with a window to the front.

Bedroom Two

A double room with a window to the rear.

Bedroom Three

A single room with a window to the front.

Family Bathroom

Re-fitted with a modern suite comprising a panelled bath with shower over, a wash hand basin and W.C. Attractive tiling, window to the rear.

Outside

To the front of the property there is a lawned garden and block paved driveway which gives access to the garage. To the rear there is a large garden which is arranged over two levels with a seating area adjoining the house and a raised lawn and patio.

Garage

A single garage with an up and over door to the front.



Directions

From Banbury Cross proceed along South Bar and into the Oxford Road. Continue past the hospital and Sainsbury's supermarket then bear left before the flyover bridge and then left again at the roundabout onto Bankside. Take the second left in Chatsworth Drive and then the second right turn into Hillside Close where the property will be seen in front of you.

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. Council tax band C.

Viewings Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.



5 Hillside Close, Banbury, Oxfordshire



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The Office, Oxford Road, Banbury, Oxon, OX16 9XA
 T: 01295 279953 E: office@roundandjackson.co.uk
 www.roundandjackson.co.uk



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