



Meadow View
Banbury



ROUND & JACKSON
ESTATE AGENTS



15 Meadow View

Banbury, OX16 9SR

£340,000

A good size detached home with a pretty garden and garage. The property offers versatile living accommodation over two floors and is located in a quiet cul-de-sac within the popular Cherwell Heights development on the south side of town. No onward chain.

The Property

15 Meadow View, Banbury is a three bedroom, detached home with a garage, driveway parking and a pretty rear garden. The property is located in a quiet cul-de-sac within the popular Cherwell Heights development on the south side of town and is within walking distance of the train station and town centre. There are a good number of schools nearby along with shops and amenities. Open countryside walks will also be found close by. The living accommodation of the property is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, a large sitting/dining room, a kitchen and a bedroom. On the first floor there is a landing, two further bedrooms, a large bathroom and a separate toilet. The loft is fully boarded, plastered and has windows, power and lighting fitted. Outside to the front there is driveway parking for several vehicles and a single garage. To the rear there is a good size, pretty lawned 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 with doors leading into the sitting room and ground floor bedroom. There is a large, and very useful, built-in storage cupboard and good quality wood effect flooring is fitted throughout.

Sitting Room/Dining Room

A large and very bright and airy room with two windows to the front aspect. There is a modern, inset gas fire and a door leading into the kitchen. The sitting room has plenty of space for lounge furniture and there is also ample space for a large table and chairs.

Kitchen

Fitted with a range of cream coloured, slab fronted cabinets with worktops over. There are a range of integrated appliances including a fridge freezer and washing machine and there is space for a free-standing cooker. There is an inset one and a half bowl sink with drainer and tiles splash backs. The kitchen has a window overlooking the rear garden and a door, and there is a large built-in storage cupboard. Good quality wood effect flooring is fitted throughout.

Ground Floor Bedroom

A double bedroom which is located on the ground floor and has a window to the rear aspect. This room could be used in many different ways and wouldn't necessarily have to be a bedroom.

First Floor Landing

Doors to all the first floor rooms and there is a large built-in cupboard which houses the Glow-worm gas fired boiler, hot water tank and there is shelving fitted.

Main Bedroom

A very large main bedroom with two windows to the front aspect. The room has low-level, eaves storage cupboards to both sides.

Bedroom

A small double bedroom with a window to the rear aspect and there is a built-in cupboard with a hanging rail. There is access to the roof space and ladder fitted.



Loft Space

The loft is fully boarded, plaster boarded and has power and lighting. There are windows to the front and rear and there is a fitted ladder for access. This area could be used as a hobby space or would be great for storage.

Family Bathroom

A large bathroom which is fitted with a white suite comprising a panelled bath, shower cubicle and a wash basin with tiled splash backs. There are dual aspect windows to the side and rear aspects, a heated towel rail is fitted and there is good quality wood effect flooring throughout.

W.C

Fitted toilet with a window to the rear aspect and good quality wood effect flooring.

Garage

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

Outside

To the rear of the property there is a beautiful, well stocked garden with many well chosen trees and shrubs. There is an impression concrete patio adjoining the house with a tap fitted and there is gated access to both sides of the property. The garden has a lawned area with a low level retaining wall and there is a further paved area at the top of the garden. To the front of the property there is a lawned area with established planted borders and a tarmac driveway which continues to the side and provides parking for many vehicles.

Directions

From Banbury Cross proceed via the High Street and into George Street. At the traffic lights turn right into Lower Cherwell Street and then left at the next traffic lights into Swan Close Road. Take the second left turn into Bankside then take the fourth turning on your right into Meadow View. The property is then located on the left hand side, towards the end of the road.

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 landing cupboard.

Local Authority

Cherwell District Council. Tax band D.

Viewing

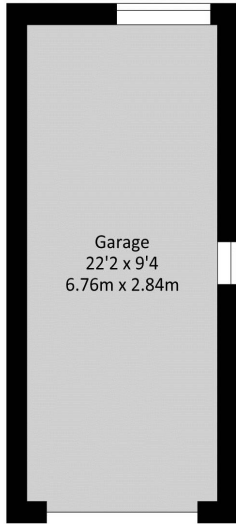
By prior arrangement with Round & Jackson.

Tenure

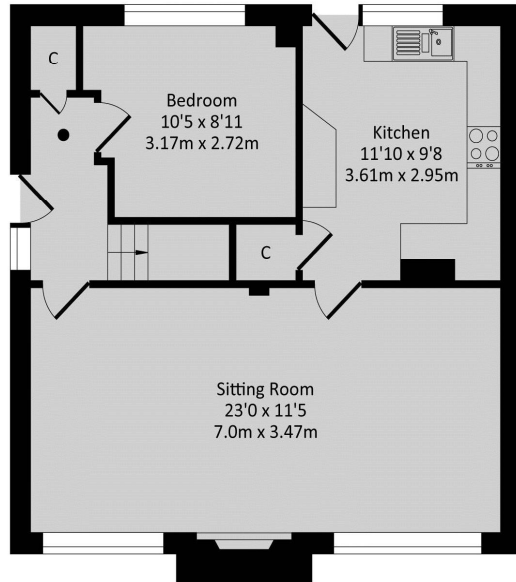
A freehold property.



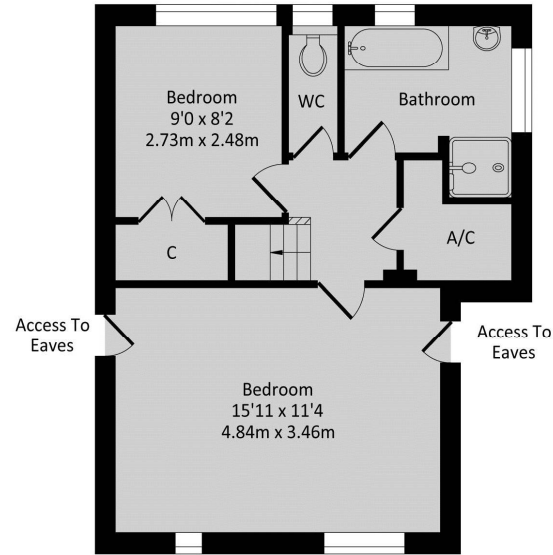
Garage
Approx. Floor
Area 207 Sq.Ft.
(19.2 Sq.M.)



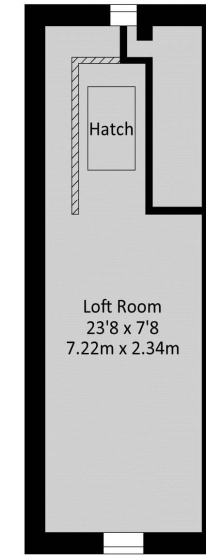
Ground Floor
Approx. Floor
Area 547 Sq.Ft.
(50.8 Sq.M.)



First Floor
Approx. Floor
Area 415 Sq.Ft.
(38.6 Sq.M.)



Loft Room
Approx. Floor
Area 181 Sq.Ft.
(16.8 Sq.M.)



Total Approx. Floor Area 1350 Sq.Ft. (125.4 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		85 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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