



Winchelsea Close
Banbury



ROUND & JACKSON
ESTATE AGENTS



17 Winchelsea Close

Banbury, Oxon, OX16 1XS

£380,000

A superb three bedroom detached family home with a private rear garden, single garage and driveway located on the northern side of town close to a wide range of amenities. Available for sale with no onward chain.

The Property

17 Winchelsea Close, Banbury is a spacious and extended three bedroom detached family house which is pleasantly located on this popular road on the northern side of town. The living accommodation is well laid out and arranged over two floors. On the ground floor there is an entrance hallway, cloakroom, sitting room, conservatory, dining area and the house was extended to provide a kitchen/breakfast room, utility room and downstairs shower room. On the first floor there are three double bedrooms and a family bathroom. Outside to the rear there is a westerly facing and private garden and to the front there is a large driveway which provides parking for several vehicles to be parked 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 Hallway

Main door to front, doors to cloakroom, sitting room, understairs storage cupboard and stairs rising to the first floor.

Cloakroom

W.C. and vanity unit with a window to the front aspect.

Sitting Room

A large and bright reception room with a doorway to the dining area and a door to the conservatory.

Dining Area

With ample space for dining furniture with doorway to the utility room.

Kitchen/Breakfast Room

Fitted with a range of eye level cabinets, base units and drawers with work surfaces over, inset sink and draining board, integrated dishwasher, single oven with four ring gas hob above and extractor hood over and space for a free standing fridge/freezer. There is a useful breakfast bar and a door leading to the conservatory and window to the rear aspect.

Utility Room

Forming part of the extension, an incredibly spacious utility room fitted with eye level cabinets and base units with work surfaces over with an inset sink and draining board. There is a Velux style window, hatch to loft/storage space. There are doors to the front of the property, to the single garage and to the side which gives access to the rear garden and door to the shower room.

Shower Room

Fitted with a W.C., wash hand basin, bidet, shower cubicle and a heated towel rail. Window to the rear aspect.

First Floor Landing

Doors to all first floor accommodation, hatch to loft space and airing cupboard housing the hot water cylinder.

Master Bedroom

A double bedroom with a built in double wardrobe and a window to the rear aspect.

Bedroom Two

A double bedroom with a window to the rear aspect.

Bedroom Three

A double bedroom with a built in cupboard and a window to the front aspect.

Family Bathroom

Fitted with a white suite comprising a P shaped panelled bath, wash hand basin and W.C with modern tiled splash backs and a window to the rear aspect.

Garage

A single garage with an up and over door to the front a personal door to the rear leading to the utility room. Power and light connected.

Outside

To the rear of the property there is a private, large and westerly facing garden which is predominantly laid to lawn with a paved patio seating area and a pond to the foot of the garden. To the front of the property there is a large paved driveway which provides parking for several vehicles.

Directions

From Banbury Cross proceed in a northerly direction along North Bar Street and onto Horsefair. At the cross roads turn left on to the Warwick Road. Continue along this road for approximately 1 mile, passing the left hand turn for Stratford Upon Avon. At the roundabout take the second exit onto Highlands then take the second left into Rother Road. Take the second right into Winchelsea Close and follow the road for a short distance where the property will be found on your left 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

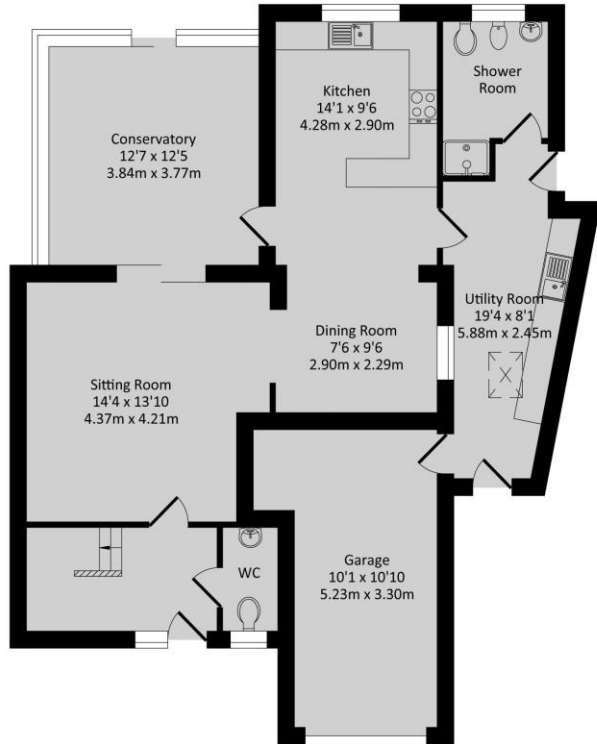
All mains services connected. The gas fired boiler is located in the garage.

Local Authority

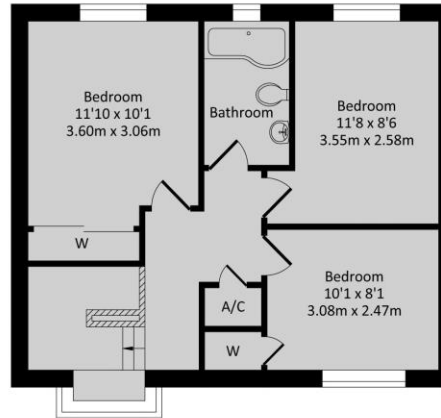
Cherwell District Council. Tax band D.



Ground Floor
Approx. Floor
Area 1037 Sq.Ft.
(96.3 Sq.M.)



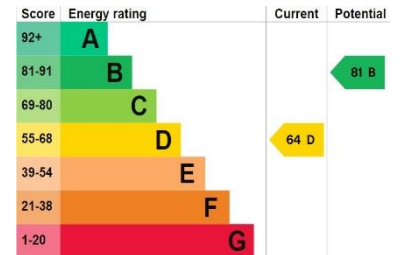
First Floor
Approx. Floor
Area 494 Sq.Ft.
(45.9 Sq.M.)



Total Approx. Floor Area 1531 Sq.Ft. (142.2 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.



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