



Woburn Close  
Banbury



ROUND & JACKSON  
ESTATE AGENTS



# 20 Woburn Close

Banbury, Oxon, OX16 4FT

£425,000

A spacious, detached four/five bedroom family home in a quiet cul-de-sac location, within easy reach of the train station, M40 Junction 11 and local amenities.

## The Property

20 Woburn Close, Banbury is a detached five-bedroom family home located in a cul de sac within easy reach of the local train station and M40 Junction 11. The property offers spacious accommodation which is arranged over two floors with an entrance hallway, sitting room, dining room, conservatory, kitchen, utility room, cloakroom and downstairs bedroom (formerly the single garage), on the ground floor. On the first floor there are four bedrooms, an ensuite to the master bedroom and a family bathroom. Outside of the property there is a small lawned garden area next to the driveway which provides parking for several vehicles. To the rear of the property there is a pleasant, enclosed garden.

We have prepared a floor plan to show the room sizes and layout.

Some of the main features include:

## Entrance Hallway

An L shaped hallway with stairs rising to the first floor, doors to the sitting room kitchen, cloakroom and bedroom five with a useful downstairs storage cupboard.

## Cloakroom

Fitted with W.C. and hand basin, obscure glazed window to the side aspect.

## Sitting Room

A well proportioned room with a window to the front, central feature fireplace and double doors leading to the;

## Dining Room

With ample room for dining furniture, sliding doors leading to the conservatory and door to;

## Kitchen

Fitted with a range of shaker style eye level cabinets, base units and drawers with work surfaces over, space and plumbing for a dishwasher, fridge, Range cooker with an extractor hood over, inset sink and draining board. There is a window over looking the rear garden and a door leading to the;

## Utility Room

Fitted with shaker style eye level base units and drawers, with work surface, sink and draining board over. There is space and plumbing for a washing machine, tumble dryer and a door to the rear garden.

## Conservatory

A good sized conservatory with wood effect laminate flooring and double doors leading into the garden.

## Bedroom Five

Forming from of the original garage, a good sized room which is currently being used as a bedroom with a window to the front aspect. There is a loft hatch to a useful, boarded loft storage area.

## First Floor Landing

Doors to all first floor accommodation, airing cupboard and hatch to loft space.

## Master Bedroom

A large double bedroom with a window to the rear aspect, double fitted wardrobes door to;

## Ensuite

Wash hand basin, W.C, shower cubicle, heated towel rail and an obscured window to the rear aspect.

### Bedroom Two

A double bedroom with a window to the front aspect.

### Bedroom Three

A double bedroom with a window to the front aspect.

### Bedroom Four

A single bedroom with a window to the front aspect.

### Family Bathroom

A recently re-fitted with a modern white suite comprising a bath with a hand held mixer shower, shower cubicle, W.C and a vanity unit with a bowl sink. There is attractive tiling throughout and a window to side aspect.

### Outside

To the front of the property there is a small lawned garden area with a driveway which provides parking for several vehicles. To the rear of the property there is an enclosed, private and primarily gravelled garden with established plant and tree borders.

### Directions

From Banbury proceed east via the Middleton Road and continue for approximately half a mile continuing over the mini roundabout and through the traffic lights. Turn right into Priory Vale Road and then the first left onto Woburn Road, and then the first right where number 20 will be found on your left.

### 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 kitchen.

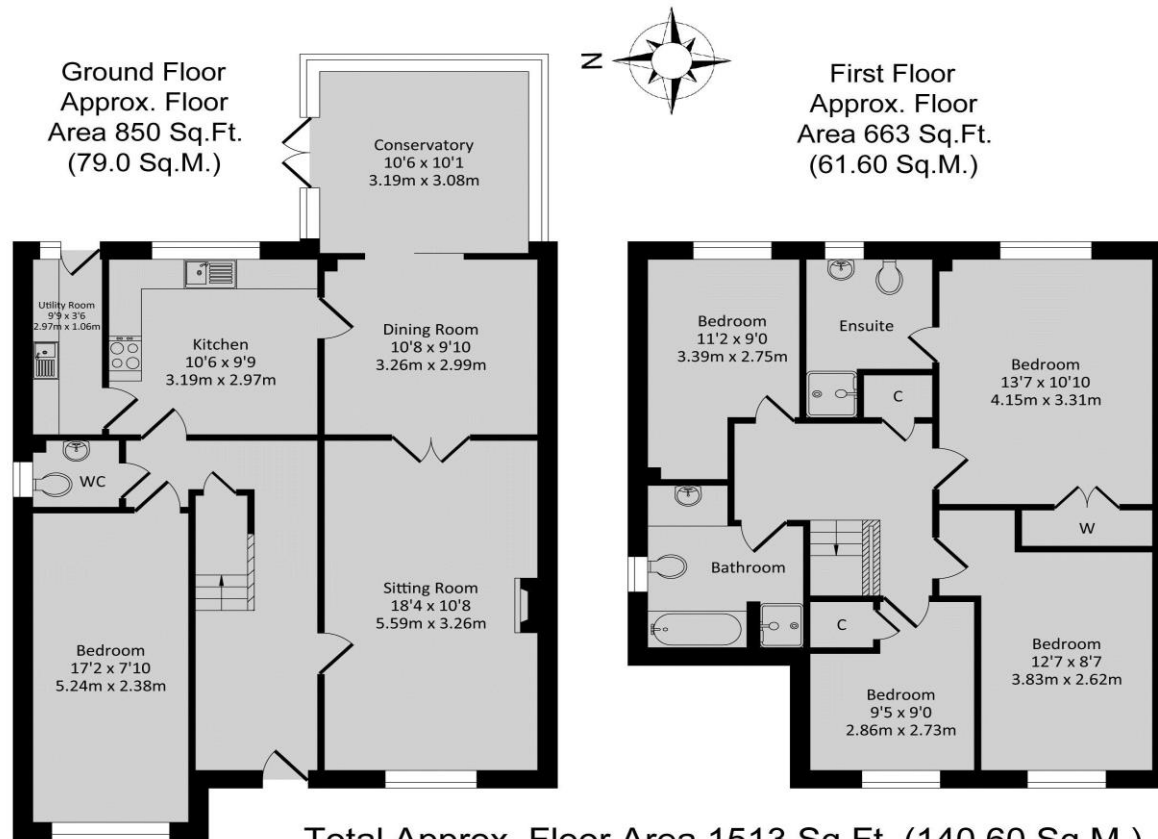
### Local Authority

Cherwell District Council. Tax band E.

### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.





**Total Approx. Floor Area 1513 Sq.Ft. (140.60 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		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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