



Woodhall Drive  
Banbury



ROUND & JACKSON  
ESTATE AGENTS





# 35 Woodhall Drive

Banbury, Oxon, OX16 9TY

£340,000

A greatly extended and very well presented three bedroom semi detached house, located in a highly regarded position within the Cherwell Heights development and close to a wide range of amenities.

## The Property

35 Woodhall Drive, Banbury is a very well presented three bedroom semi detached house which is located in lovely position within the Cherwell Heights development and close to a wide range of amenities. The property has been extended and reconfigured to offer spacious and well planned accommodation which is arranged over two floors. On the ground floor there is a large hallway, a cloakroom, a study, two reception rooms and an extended kitchen. On the first floor there are three double bedrooms and a modern family bathroom. Outside there is a driveway to the front and to the rear there is a landscaped garden which is predominantly laid to lawn. We have prepared a floorplan to show the rooms sizes and layout. Some of the main features include:

## Entrance Hallway

A large hallway with space for coats and shoes and doors to the study and sitting room.

## Cloakroom

Wash hand basin and W.C.

## Study

A useful room with space for a desk and a window to the side.

## Sitting Room

Ample space for furniture, stairs to the first floor and a large opening to the family/dining room.

## Family/Dining Room

A very spacious room with a large opening into the sitting room and kitchen. Double doors to the rear garden.

## Kitchen

An extended kitchen which adjoins the dining/family room, fitted with eye level cabinets and base units and drawers with work surfaces and an inset sink and draining board. Integrated oven, hob and extractor fan and space for a dishwasher, washing machine and fridge/freezer. Window to the rear.

## First Floor Landing

Hatch to the loft space, airing cupboard housing boiler and doors to all first floor accommodation.

## Bedroom One

A double room with built in wardrobes and a window to the front.

## Bedroom Two

A double room with a window to the rear.

## Bedroom Three

A good sized room with a window to the front.

## Family Bathroom

Fitted with a modern white bath, wash hand basin and W.C. Attractive tiling and a heated towel rail.

## Outside

To the front of the property there is a driveway which provides parking for two vehicles. To the rear there is a beautifully landscaped garden





which is predominantly laid to lawn with well stocked flower and plant borders. There is a paved patio adjoining the house and a pathway to the side.

#### 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 turn into Chatsworth Drive, then second left again into Woodhall Drive. Continue to the top of the road and bear left where the property will be seen on your right.

#### 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. Cherwell Heights is a popular residential development located on the south side of Banbury and within walking distance of the town centre and train station. There are many amenities within the development which include two primary schools, a Co-Op convenience store, St. Louis Meadow Park, a dental surgery, an opticians, a fish and chip shop, a Chinese takeaway and The Chatsworth pub and restaurant.

#### Services

All mains services connected.

#### Local Authority

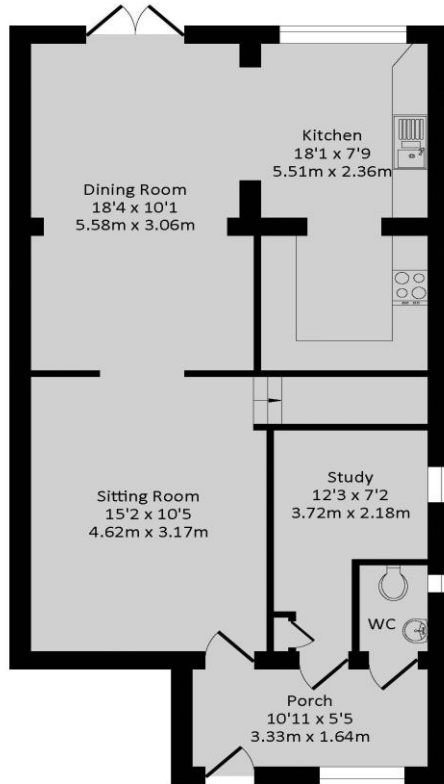
Cherwell District Council. Tax band C.

#### Viewing arrangements

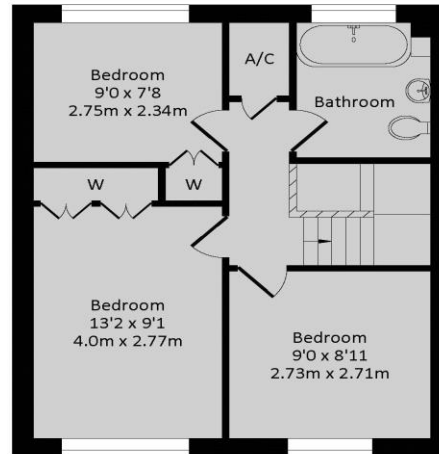
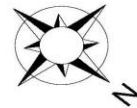
Strictly by prior arrangement with Round & Jackson



Ground Floor  
Approx. Floor  
Area 688 Sq.Ft.  
(63.90 Sq.M.)



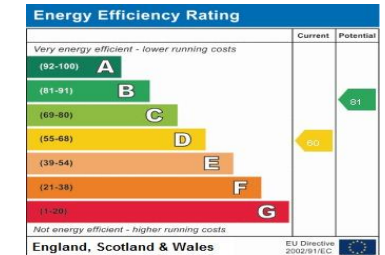
First Floor  
Approx. Floor  
Area 423 Sq.Ft.  
(39.30 Sq.M.)



Total Approx. Floor Area 1111 Sq.Ft. (103.20 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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