



8 Dunlin Court  
Banbury, Oxon, OX16 9YY



ROUND & JACKSON  
ESTATE AGENTS









**A beautifully presented and spacious three-bedroom detached house located within a quiet cul-de-sac on the popular Cherwell Heights development on the south side of town.**

#### The Property

8 Dunlin Court, Banbury is an extended and very well presented and extended detached three-bedroom family home driveway parking and landscaped rear garden. The house is pleasantly located on a quiet cul-de-sac on the popular Cherwell Heights development and is close to good schooling and amenities. Having been fully renovated by the current owners in 2017, the house offers modern and spacious living accommodation arranged over two floors. On the ground floor there is an entrance hallway, sitting room, kitchen/breakfast room, conservatory, W.C. and utility room which was formally the garage. On the first floor there are three bedrooms and a modern family bathroom. Outside of the property to the front there is a gravelled and artificial lawned garden area with a paved driveway located in front of the garage which still has a good amount of storage available.

We have prepared a floor plan to show the room sizes and layout, some of the main features include:

#### Entrance Hallway

With stairs rising to the first floor, door to the sitting room and window to the front aspect.

#### Sitting Room

A spacious reception room with a window to the front aspect and double oak doors leading to the kitchen/breakfast room.

#### Kitchen/Breakfast Room

A modern re-fitted kitchen which was renovated by the current owners in 2017. Fitted with a range of eye level cabinets with base units and drawers and work surfaces over. There is a central island/breakfast bar which has a four ring induction hob with an extractor hood over. There is an inset one and a half porcelain sink and draining board, integrated dishwasher, microwave, double oven, steam oven and space for an American style fridge/freezer. There is an open doorway to the utility room and opening to the conservatory.

#### Conservatory

A superb addition to the property with an impressive ceiling lantern window, windows to the rear and side aspects and double doors leading to the rear garden which is currently being utilised as a dining room/play room.

#### Utility Room

Fitted with a work surface with space and plumbing beneath for a washing machine and tumble dryer, a doors to the rear garden and cloakroom/W.C.

#### Cloakroom/W.C

Fitted with a wash hand basin and W.C. with a window to the rear.

#### First Floor Landing

With doors to all first floor accommodation, window to the side aspect, hatch to loft space and airing cupboard which houses the boiler.

#### Bedroom One

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

#### Bedroom Two

A good sized double bedroom with a window to the rear aspect.

#### Bedroom Three

A good sized single bedroom with a window to the front aspect.



#### Family Bathroom

Fitted with a modern suite comprising a panelled bath with a shower and rainfall shower over, vanity unit, W.C. and heated towel rail. There are attractive tiled splash backs and a window to the rear aspect.

#### Garage

Part of the space from the original garage has been taken to create the utility and cloakroom. The garage benefits from having a good amount of storage available with a roller door to the front.

#### Outside

To the front of the house there is a driveway which provides off road parking for one vehicle. There is a large gravelled garden area and an area of garden with artificial lawn. To the rear of the property there is a pleasantly landscaped and private garden with a spacious tiled seating area adjoining the house that leads to further space to the side with potential to extend the property (subject to planning permission) with gated access to the front. There are steps which leads to an artificial lawned area of garden.

#### 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 the Town and many places of historical interest are within easy reach.



#### 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 first left turn into Chatsworth Drive and continue over the first roundabout and then turn left at the next roundabout into Whimbrel Way. Continue for a short distance and turn right into Dunlin Court where number 11 will be found at the end of the cul-de-sac.

#### Services

All mains services connected.

#### Local Authority

Cherwell District Council. Tax band C.

#### Viewings

By prior arrangement with Round & Jackson.

#### Tenure

A freehold property.

**Asking Price: £385,000**







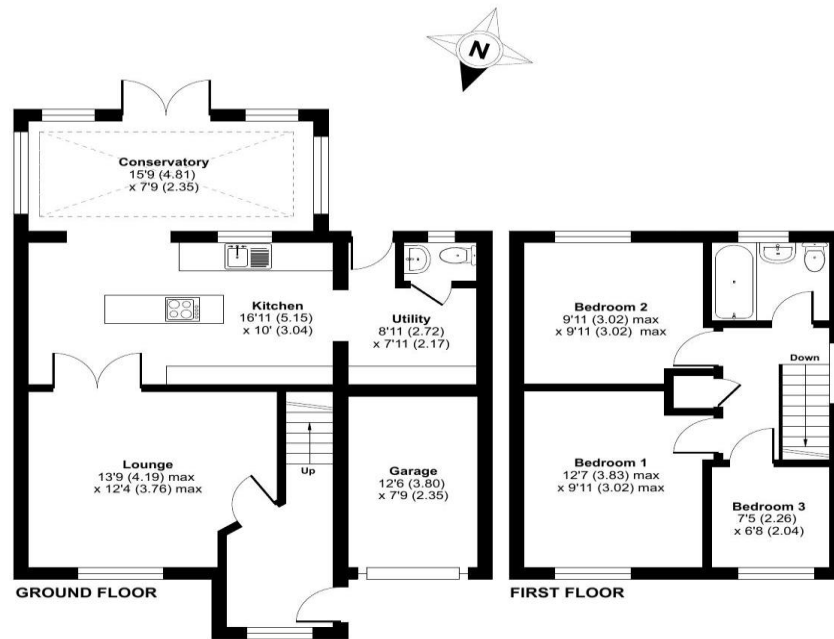
## Dunlin Court, Banbury, OX16

Approximate Area = 1009 sq ft / 93.7 sq m

Garage = 86 sq ft / 7.9 sq m

Total = 1095 sq ft / 101.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Round & Jackson Estate Agents. REF: 1314066



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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