



9 Marten Gate  
Banbury, OX16 9YB



ROUND & JACKSON  
ESTATE AGENTS





A well presented and extended four-bedroom detached family home which is ideally positioned at the end of a quiet cul-de-sac on the popular Cherwell Heights Development on the south side of town. Conveniently located close to highly regarded local schools and a range of amenities, this superb home combines spacious living with an excellent family-friendly location.

### The property

9 Marten Gate, Banbury is a well presented four-bedroom detached family home which is ideally positioned at the end of a quiet cul-de-sac, offering both privacy and a peaceful setting. Extended to the rear on the ground floor, the property provides generous and versatile living space, perfect for modern family life and entertaining and includes a ground floor W.C. Upstairs, there are four well-proportioned double bedrooms, offering ample space for growing families or those needing room to work from home along with a family bathroom. Outside, the home benefits from a private garden, ideal for relaxing or hosting guests. Conveniently located close to highly regarded local schools and a range of shops and amenities, this superb home combines spacious living with an excellent family-friendly location. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

### Entrance Hallway

A spacious and welcoming hallway with stairs rising to the first floor and doors leading to the sitting room and ground floor W.C. The space is finished with tiled flooring, creating a practical and attractive first impression.

### Ground Floor W.C

Fitted with a white suite comprising a W.C and handbasin. The tiled flooring continues through from the hallway, complemented by tiled splash backs and a window to the front aspect.

### Sitting Room

A generous sitting room featuring a window to the front aspect, allowing for plenty of natural light. Doors lead through to the dining room and kitchen, providing an excellent flow for both everyday living and entertaining.

### Kitchen

A good-sized kitchen fitted with a range of oak-coloured shaker-style units with worktops over and tiled splash backs. There is an inset sink and drainer, integrated double oven, four-ring electric hob with extractor hood over, and an integrated fridge freezer. Space and plumbing are provided for a washing machine, and there is a useful understairs storage cupboard. The kitchen is tiled throughout and benefits from a window to the rear aspect and a door to the side.

### Dining Room

Forming part of the ground floor extension, this is a very spacious room with windows to the rear aspect and double doors leading into the conservatory. Wood-effect flooring runs throughout, creating a warm and contemporary feel and this room has potential to be reconfigured and knocked through into the kitchen (Subject to planning and building regulations)

### Conservatory

A useful addition to the property with tiled flooring and French doors opening out to the garden, providing an ideal space to relax and enjoy views of the outdoor area.

### First Floor Landing

With doors leading to all rooms and loft access to the roof space (not boarded). There is a built-in cupboard housing the hot water tank with fitted shelving for additional storage.

### Bedroom One

A good-sized double bedroom with a window to the front aspect and built-in wardrobes providing ample storage.

### Bedroom Two

A double bedroom with a window to the front aspect and plenty of space for furniture.



### Bedroom Three

A double bedroom with a window to the rear aspect.

### Bedroom Four

A double bedroom with a window to the rear aspect.

### Family Bathroom

Fitted with a white suite comprising a panelled bath, W.C and washbasin set within vanity storage cupboards. There is a rainfall shower over the bath with an additional hand-held attachment, a heated towel rail, tiled splash backs and attractive vinyl flooring. A window to the rear aspect provides natural light and ventilation.

### Outside

To the rear, a large paved patio adjoins the house and leads onto a very pleasant lawned garden with established planted beds. There is gated side access, an outside tap, and a good-sized wooden storage shed, which will remain as part of the sale. To the front of the property, there is a grassed area with planted borders and a concrete driveway providing off-road parking for two vehicles.

### Garage

A single garage with power and lighting, and an up-and-over door leading onto the driveway. The Worcester gas-fired boiler is located here.

### 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.

### Directions

Directions From Banbury Cross proceed via South Bar Street continuing into the Oxford Road. Continue past the Horton hospital and Sainsbury's then bear left before the flyover bridge then left again at the roundabout onto Bankside. Take the first left turn into Chatsworth Drive and then left in Elton Road. Marten Gate will be found as a turning on your left towards the end of the road where number 13 will be seen straight ahead.

### Services

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

### Local Authority

Cherwell District Council. Council tax band D.

### Viewings

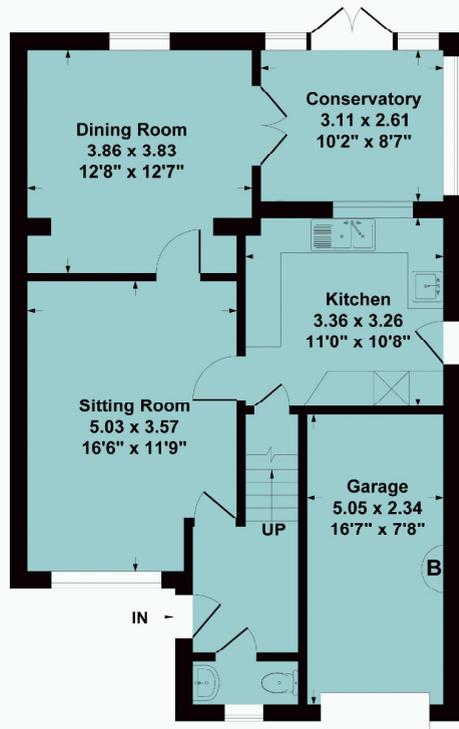
Strictly by prior arrangement with Round & Jackson.

### Tenure

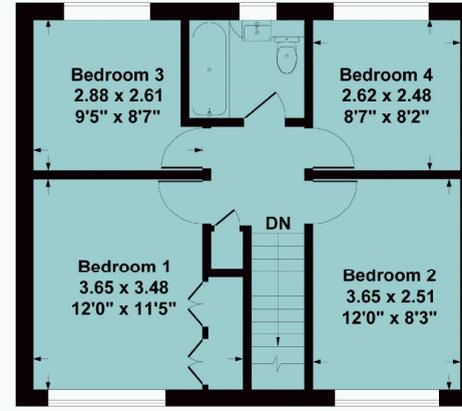
A freehold property.

**Asking Price: £360,000**





Ground Floor



First Floor

Ground Floor Approx Area = 61.16 sq m / 658 sq ft  
 First Floor Approx Area = 46.65 sq m / 502 sq ft  
 Garage Approx Area = 11.67 sq m / 126 sq ft  
 Total Area = 119.48 sq m / 1286 sq ft

Measurements are approximate, not to scale,  
 illustration is for identification purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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