



Sage Close  
Banbury

ROUND & JACKSON  
ESTATE AGENTS

[www.roundandjackson.co.uk](http://www.roundandjackson.co.uk)



# 50 Sage Close

## Banbury, Oxon, OX16 1UU

£250,000

A modern and well presented two bedroom house located in a tucked away position within this sought after development.



### The Property

50 Sage Close, Banbury is a well presented two bedroom house which is pleasantly located within this sought development and close to a wide range of amenities. On the ground floor there is a small hall, a cloakroom/WC, a sitting room and a kitchen/breakfast room. On the first floor there are two good sized bedrooms and a modern family bathroom. There is a large and private garden to the rear and tandem off road parking two vehicles.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

### Hall

Main entrance door to front, doors to cloakroom and sitting room.

### Cloakroom

Wash hand basin and WC.

### Sitting Room

Window to the front, stairs to first floor and a door to the kitchen/breakfast room.

### Kitchen/Breakfast Room

Located to the rear with a door to the garden and space for a table and chairs. Fitted eye level cabinets and base units and drawers, fitted work surfaces with inset sink and cooking hob, extractor fan and single oven. Fitted fridge-freezer and dishwasher.

### First Floor Landing

Hatch to loft space, airing cupboard, doors to all first floor accommodation.

### Bedroom One

A double room with built in wardrobes and two windows to the rear.

### Bedroom Two

A good sized room with two windows to the front.

### Bathroom

Panelled bath with shower over, low level WC and wash hand basin.

### Outside

The rear garden is pleasantly landscaped with a patio adjoining the house and a large lawn with shrub borders. There are two parking spaces in tandem located within the parking area to the side of the property.

## Directions

From Banbury Cross proceed north and turn left at the crossroad traffic lights into the Warwick Road. Continue for approximately one and a half miles, past the Barley Mow public house and turn right at the second roundabout into the Hanwell Fields development. Turn right at the second roundabout into Winter Gardens way then turn right at the T-junction into Sage Close. Follow the road around to the right and then bear right at the children's park and then bear left again where the property will be seen in front of you.

## 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. Hanwell Fields is a very popular residential area located on the northern outskirts of town. Close by are many amenities including a highly renowned primary school, a mini supermarket, The Hanwell Arms public house, a community centre and an Indian food restaurant. Sage Close is a lovely part of the development being tucked away and with well kept properties and gardens surrounding.

## Services

All mains services connected.

## Local Authority

Cherwell District Council. Tax band B.

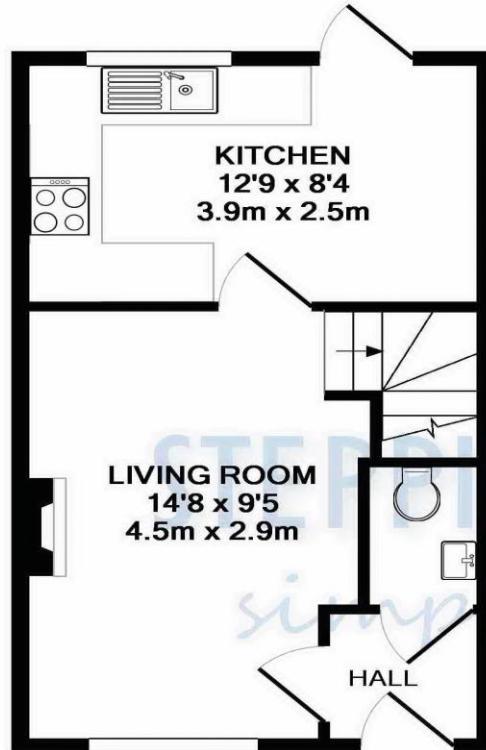
## Viewing Arrangements

Strictly by prior appointment with Round & Jackson.

## Tenure

A freehold property.





GROUND FLOOR  
APPROX. FLOOR  
AREA 291 SQ.FT.  
(27.1 SQ.M.)

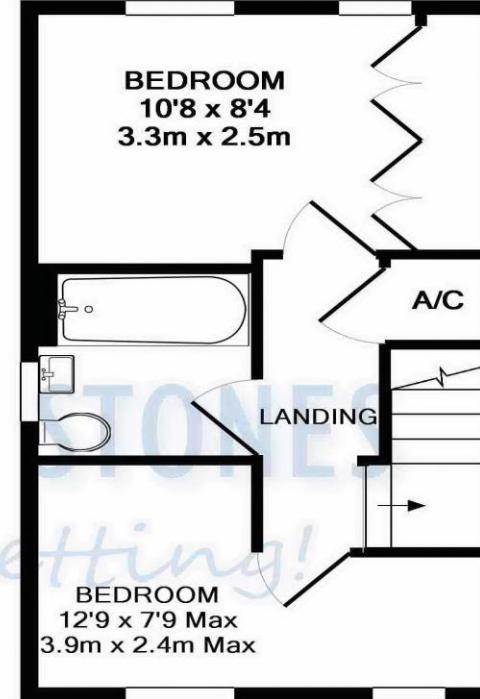
TOTAL APPROX. FLOOR AREA 581 SQ.FT. (53.9 SQ.M.)

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

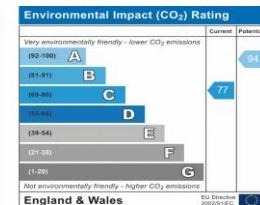
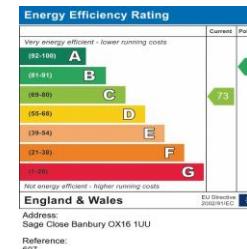
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1ST FLOOR  
APPROX. FLOOR  
AREA 289 SQ.FT.  
(26.9 SQ.M.)



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Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.