



18 Farmfield Road

Banbury, Oxfordshire, OX16 9AP



ROUND & JACKSON
ESTATE AGENTS





A greatly extended four bedroom detached house with a large rear garden and a garage/workshop with annex potential. The property is located on a highly regarded road on the south side of town close to Sainsbury's supermarket and the Horton Hospital and comes to the market with no onward chain.

The property

18 Farmfield Road, Banbury is a unique detached property which is conveniently located on the south side of town, close to primary and secondary schools and a wide range of amenities. On the ground floor there is an entrance hallway, two large reception rooms, a cloakroom/WC and a large kitchen/breakfast room with access on to the garden. On the first floor there is a large landing, four double bedrooms and two bathrooms. There is a driveway to the front which extends along the side and to the rear where there is a large lawned garden which backs onto Horton View playing fields. Within the garden there is a large garage/workshop measuring approximately 522 sq ft with a sunken inspection pit. This useful building has a variety of uses and could be converted into an annex subject to relevant consents. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Hallway

Entrance porch giving access to the hallway with stairs to the first floor.

Living Room

Located to the front with a bay window and wood effect flooring. This room could be used as a formal dining room, a home office or a family room. Electric underfloor heating.

Sitting Room

A large reception room and formerly two separate rooms with wood effect flooring, windows to both sides and doors to the cloakroom and kitchen/breakfast room.

Cloakroom

Wash hand basin and low level WC.

Kitchen/Breakfast Room

Located to the rear with space for a table and chairs and access to the garden. Fitted wall cabinets, base units and drawers with work surfaces over, inset sink and drainer, four ring hob with extraction hood over, double oven, space for a washing machine, fridge-freezer and other appliances.

First Floor Landing

A central landing with a useful storage cupboard and doors to all first floor accommodation.

Bedroom One

A double room with a window to the front.

Bedroom Two

A double room with a window to the side.

Bedroom Three

A double room with a window to the rear.

Bedroom Four

A double room with a window to the rear.

Bathroom

Fitted with a roll top bath, wash hand basin with vanity unit and a low level WC. Attractive tiling, a heated towel rail, extractor fan and a window to the front.

Shower Room

Fitted with a double shower cubicle, a wash hand basin and low level WC. Heated towel rail and an extractor fan.

Outside

To the front of the property there is a block paved driveway which extends to the side and rear. The rear garden extends to approximately 80 feet in length and is predominantly laid to lawn. There is a large garage/workshop and gated access to the Horton View playing fields behind.



Garage/Workshop

A particular feature is the detached garage/workshop with inspection pit. Measuring approximately 522 sq ft, this useful building has many uses and could possibly be converted into a separate annex, subject to consent. Water, drainage and electricity connected.

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.

Directions

From Banbury Cross proceed in a southerly direction via South Bar Street and continue into the Oxford Road. Continue passed The Horton General Hospital until the Sainsbury's traffic lights where you will need to slow down and indicate right for Farmfield Road. Number 18 will be found on your right hand side.



Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band D.

Tenure

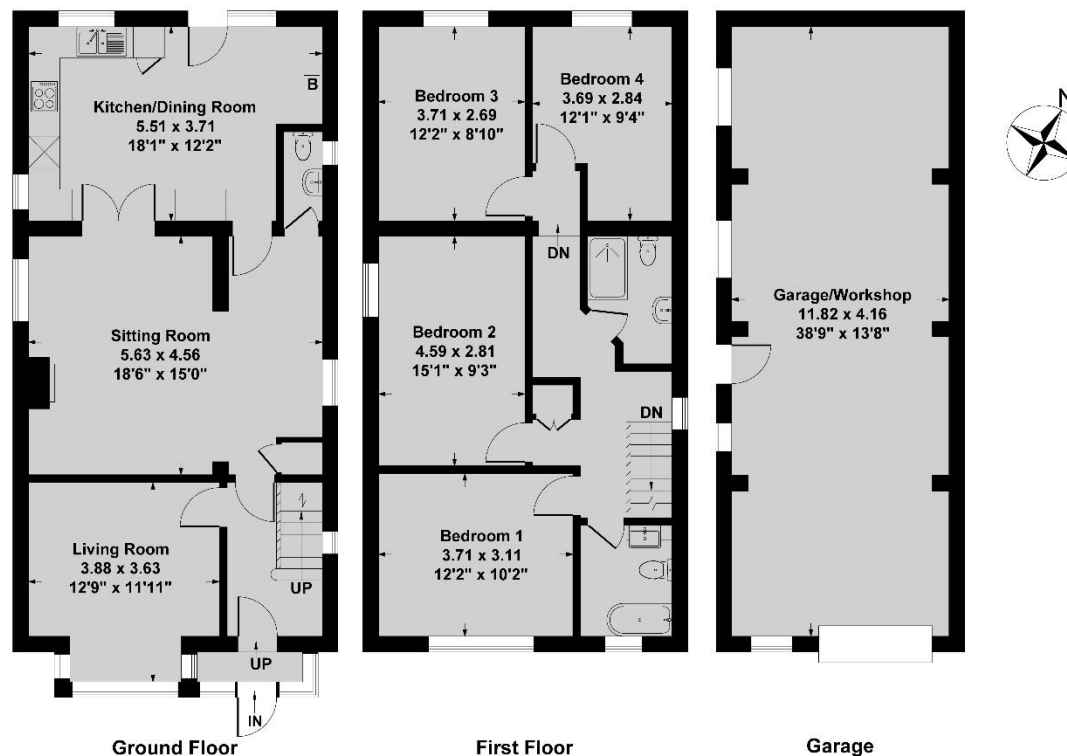
A freehold property.

Viewing Arrangements

By Prior arrangement with Round & Jackson.

Guide Price: £465,000





Ground Floor Approx Area = 69.39 sq m / 747 sq ft
 First Floor Approx Area = 65.52 sq m / 705 sq ft
 Garage Approx Area = 48.50 sq m / 522 sq ft
 Total Area = 183.41 sq m / 1974 sq ft

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	77 C
39-54	E		
21-38	F		
1-20	G		

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