



Crouch Hill Road  
Banbury



ROUND & JACKSON  
ESTATE AGENTS

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





# 53 Crouch Hill Road

Banbury, OX16 9RG

£340,000

A spacious and modern four bedroom detached house which is located on the western side of Banbury on this established and highly regarded road.

## The Property

53 Crouch Hill Road, Banbury is a superb modern family house which is located within this small development on a popular and established road on the western side of town. The property has had various improvements including an upgraded bathroom and en-suite, a new sliding patio door in the sitting room, a light tunnel in the bathroom and an electric garage door. The accommodation is arranged over two floors and at ground floor level there is a spacious hallway, a kitchen/dining room, a cloakroom and a large sitting/dining room. On the first floor, the spacious landing leads onto the master bedroom with en-suite, three further bedrooms and the family bathroom. Externally there is a driveway and large garage to the side and at the rear there is a walled lawned garden. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

## Entrance Hallway

A very spacious hallway with an attractive tiled floor and stairs to the first floor with clever closet storage beneath.

## Cloakroom

Fitted with a W.C., a wash hand basin and a vanity unit.

## Kitchen/Breakfast Room

Beautifully fitted with modern slabbed eye level cabinets and base units and drawers with work surfaces over and with an inset sink and drainer and a four ring induction hob with an extraction hood over. There is built in double oven, space for a fridge/freezer and washing machine and a tiled floor. Window to the front aspect.

## Sitting/Dining Room

A very spacious room with doors opening onto the rear garden, wood effect flooring, a window to the side and ample space for a range of furniture.

## First Floor Landing

Hatch to the loft space and doors to all first floor accommodation.

## Bedroom One

A large double room with windows to the rear and side and a refitted en-suite shower room.

## Bedroom Two

A double room with windows to the front and side and a built in wardrobe.

## Bedroom Three

A single room with a window to the rear.

## Bedroom Four

A single room with a window to the front.



### Family Bathroom

Recently refitted with a modern suite comprising a panelled bath with a shower over, a W.C. and wash hand basin. Heated towel rail and a natural light tunnel within the ceiling.

### Outside

There is a small garden area to the front with a path to the front door and there is a driveway and a garage the side. There is a walled garden to the rear which is predominantly laid to lawn with a paved patio adjoining the house.

### Garage

A large single garage with power and light connected, a personal door to the garden and a newly installed electric roller door at the front.

### Directions

From Banbury Cross proceed in a westerly direction along West Bar Street and follow the road as it becomes Broughton Road. Ascend the hill and go straight ahead at the round about. Continue for approximately a quarter of a mile and take the first left into Crouch Hill Road where the property will be seen on your left hand side after a short distance.

### 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.

### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band D.

### Tenure

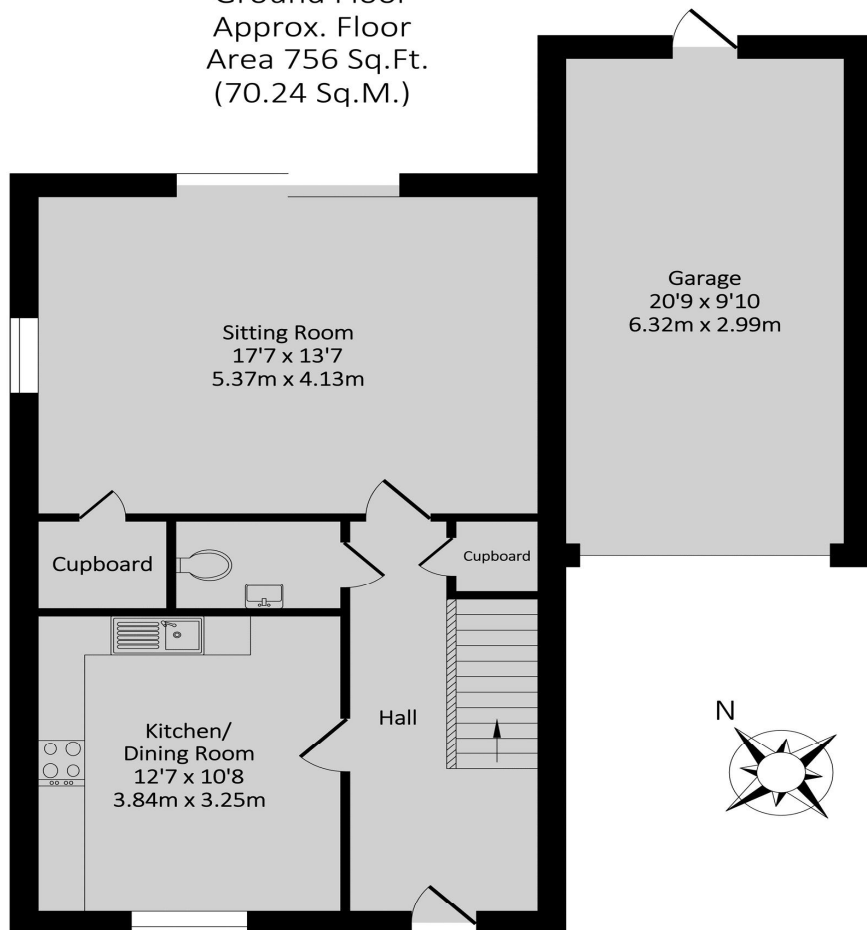
A freehold property.

### Viewing Arrangements

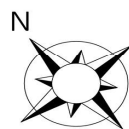
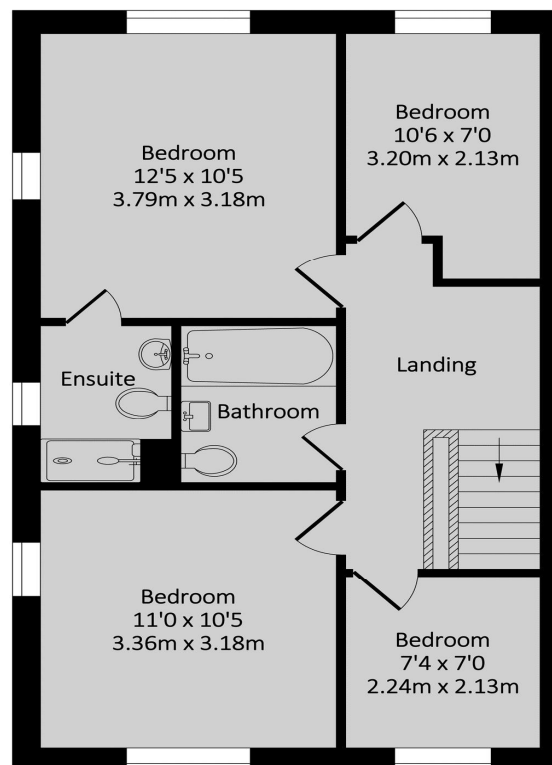
By Prior arrangement with Round & Jackson.



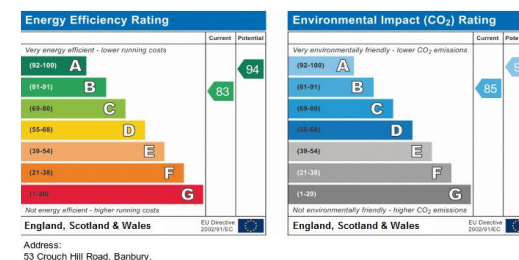
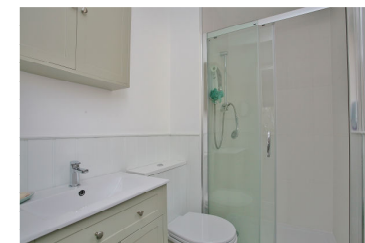
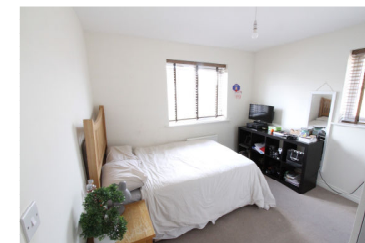
Ground Floor  
Approx. Floor  
Area 756 Sq.Ft.  
(70.24 Sq.M.)



First Floor  
Approx. Floor  
Area 538 Sq.Ft.  
(49.99 Sq.M.)



Total Approx. Floor Area 1294 Sq.Ft. (120.23 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"



The Office, Oxford Road, Banbury, Oxon, OX16 9XA  
T: 01295 279953 E: office@roundandjackson.co.uk  
www.roundandjackson.co.uk



ROUND & JACKSON  
ESTATE AGENTS

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.