



Hawthorn House, 13 Usher Drive  
Banbury, OX16 1AG



ROUND & JACKSON  
ESTATE AGENTS





A substantial and immaculately presented, stone-built detached family home offering a vast amount of living space, a private rear garden and a double garage with driveway parking for three vehicles.

#### The property

Hawthorn House, 13 Usher Drive, Banbury is a substantial, stone-built, detached family home which offers very versatile living accommodation over three levels. The property is immaculately presented throughout and really is a credit to its current owners. The property has a private garden and benefits from having a double garage with driveway parking for three vehicles. The living accommodation is arranged over three levels and is well laid out. On the ground floor there is a spacious hallway, W.C, sitting room, sun room, a very large kitchen diner and a utility room. On the first floor there is a landing, two large double bedrooms, both with en-suites and there is a further bedroom. On the second floor there is a landing, two very large double bedrooms and a family bathroom. Outside to the rear there is a private garden and a double garage with driveway parking for three vehicles. 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 a useful understairs cupboard. There are doors leading to the ground floor rooms and high quality wood effect flooring is fitted throughout.



#### W.C

Fitted with a white suite comprising a toilet and hand basin. The high quality wood effect flooring from the hallway continues throughout.

#### Sitting Room

A spacious sitting room with a window to the front aspect and double doors leading into the sun room. There is a feature marble fireplace with an inset, coal effect gas fire fitted.

#### Sun Room

A large and very useful addition to the property with central heating and doors leading into the kitchen and sitting room with double doors leading into the garden.

#### Kitchen/Diner

A very large open plan kitchen diner which flows from front to back of the property. The kitchen is located to the rear and is fitted with a wide range of high quality, gloss fronted cabinets with corian worktops over. There are a range of integrated appliances including a bosch combi oven with steamer and plate warmer, a four ring induction hob and a bespoke extractor hood and there is also a dish washer. There is a one and a half bowl sink with drainer and a window to the rear along with bi-folding doors leading into the garden. The kitchen has tile effect flooring throughout and this continues into the dining area to the front which has plenty of space for a table and chairs and a window to the front aspect. There are doors leading into the sun room, hallway and utility room from the kitchen.

#### Utility Room

Fitted with more cabinets with a worktop over and inset sink with drainer. There is space and plumbing for a dishwasher and tumble dryer and a window and door leading into the rear garden. There is tile effect flooring and a wall mounted potterton gas fired boiler is located within one of the cupboards.

#### First Floor Accommodation

There is a good size landing with door leading to the three first floor bedrooms and stairs rising to the second floor. Bedroom one is a large double bedroom with a window to the front aspect and three built-in wardrobes. There is a door leading into a re-fitted and immaculately presented en-suite which is fitted with a white suite comprising a panelled bath, toilet and a wash basin with a vanity storage unit beneath. There is a heated towel rail and attractive tiled splash backs with vinyl flooring and a window to the rear aspect. Bedroom two is a large double bedroom with a window to the front aspect and there are two built-in wardrobes and a door leading into a large en-suite which is fitted with a white suite comprising a large shower cubicle, a toilet and a wash basin with attractive tiling and there is a window to the rear aspect. Bedroom five is a single bedroom with a window to the front aspect and is currently being used as a dressing room.



#### Second Floor Accommodation

There is a landing area with doors leading into all the second floor rooms and a built-in storage cupboard which houses the hot water tank. Velux window to the rear letting in plenty of light. Bedroom three is a very large double bedroom (Currently being used as a music room) with built-in wardrobes and windows to the front and side aspects. Bedroom four is a very large double bedroom (Currently being used as a gym) with a window to the front and side aspects. Between the two bedrooms and accessed from the landing is a family bathroom which is fitted with a white suite comprising a panelled bath, toilet and wash basin with attractive tiling and a velux window to the front aspect.

#### Garage

A double garage with electric door activated by a fob with power and lighting with driveway parking in front for three vehicles.

#### Outside

To the rear there is a very pleasant and quite private, lawned garden with well stocked planting throughout and sleeper edged border. There is a decked seating area and there are many electric power points throughout the garden. There is a useful bin storage area behind the utility room and gated access leading to the garage and driveway. To the front of the property there are iron railings which surround a gravelled garden with established shrubs and there is a central pathway leading to the front door.

#### 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. Hanwell Fields is an established and popular modern development which is located on the northern outskirts of the town. There are many amenities close by which include primary and secondary schooling, The Hanwell Arms public house, a Co-Op mini supermarket and an Indian restaurant. There is also a large parkland area which has some lovely views and walks.

#### Directions

From Banbury Cross proceed in a northerly direction via Horsefair and North Bar Street. At the traffic light controlled cross roads, turn left on the Warwick Road, B4100. Follow this road towards the outskirts of the town and at the fifth roundabout turn right onto Dukes Meadow Drive. Take the first right at the roundabout onto Usher Drive where Hawthorn House will be found on your left hand side after around 150 yards.



#### Services

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

#### Local Authority

Cherwell District Council. Tax band F.

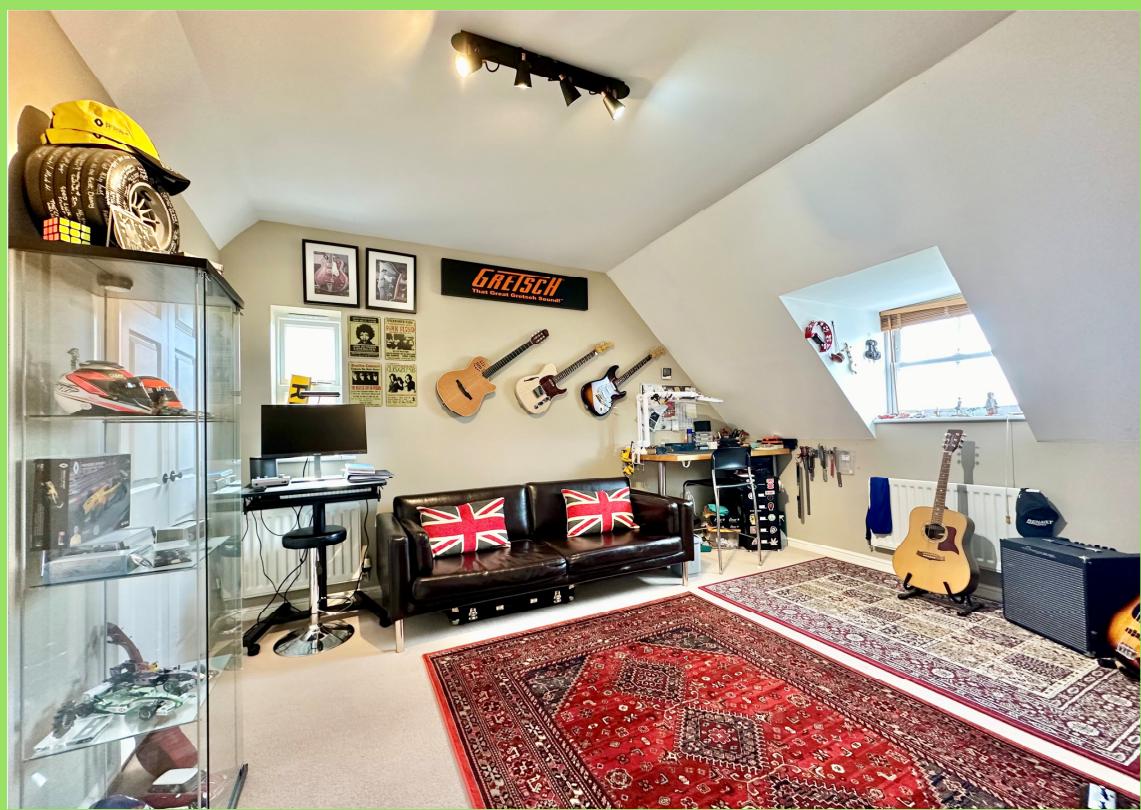
#### Tenure

A Freehold property

#### Viewing arrangements

Strictly by prior arrangement with Round & Jackson

**Guide price:  
£585,000**

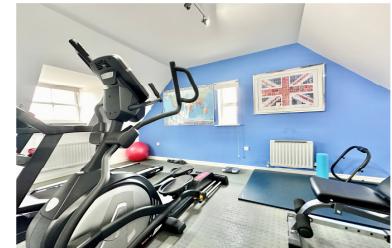
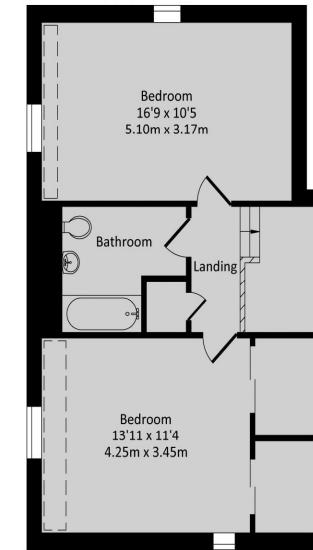
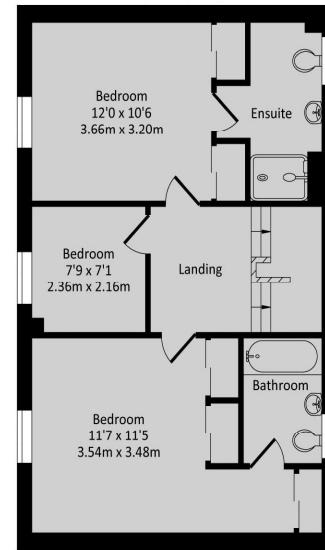
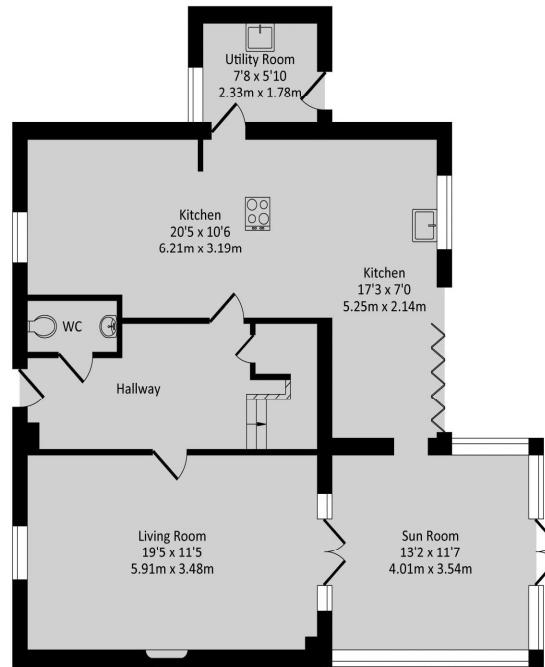
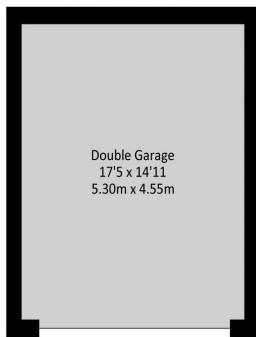


Garage  
Approx. Floor  
Area 259 Sq.Ft.  
(24.10 Sq.M.)

Ground Floor  
Approx. Floor  
Area 943 Sq.Ft.  
(87.60 Sq.M.)

First Floor  
Approx. Floor  
Area 581 Sq.Ft.  
(54.0 Sq.M.)

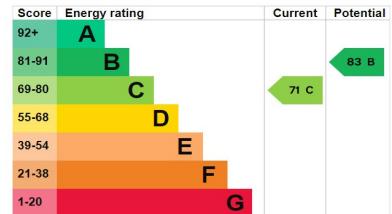
Second Floor  
Approx. Floor  
Area 533 Sq.Ft.  
(49.50 Sq.M.)



Total Approx. Floor Area 2316 Sq.Ft. (215.20 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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 no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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