



23 Hardwick Park  
Banbury, Oxon, OX16 1YE



ROUND & JACKSON  
ESTATE AGENTS





**A well-presented modern three-bedroom semi-detached home, occupying a tucked-away position, benefiting from a large, recently landscaped garden and a single garage, all within easy reach of a wide range of amenities.**

#### The property

23 Hardwick Park is an attractive and beautifully presented modern home, enjoying a tucked-away position on the edge of this highly sought-after development. The property is conveniently located within easy reach of a wide range of amenities and benefits from a particularly generous plot, offering excellent potential to extend (subject to the usual planning consents). A standout feature is the large rear garden, extending to the side and offering a high degree of privacy, complemented by a further spacious garden to the front. The ground floor comprises an entrance hallway leading to a comfortable sitting room with a window to the front, and a well-appointed kitchen/dining room fitted with modern cabinetry and a door opening onto the garden—ideal for both everyday living and entertaining. On the first floor, there are two double bedrooms, a further single bedroom, and a family bathroom fitted with a modern suite.

#### Entrance Hallway

Main entrance door to front, stairs to first floor, door to sitting room.

#### Sitting Room

A well-proportioned reception room providing excellent space for a range of furniture, with a window to the front and double doors opening through to the kitchen/dining room.

#### Kitchen/Dining Room

A superb open-plan kitchen/diner with a door opening onto the garden, providing ample room for a dining table and chairs, ideal for entertaining. The kitchen area is stylishly fitted with modern cabinetry, including a range of wall and base units with drawers, work surfaces, a sink with drainer, double oven, induction hob with extractor, and integrated appliances including a fridge/freezer, dishwasher and a breakfast bar.

#### First Floor Landing

Hatch to loft space, store 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 rear.

#### Bedroom Three

A single room with a window to the front.

#### Family Bathroom

Beautifully fitted modern bathroom with attractive tiling. Fitted with a panelled bath with shower over, a low level WC and a vanity unit with a wash hand basin.

#### Outside

Occupying a particularly attractive tucked-away position, the property stands within a generous plot with impressive gardens to both the front and rear. The rear garden is a notable feature, extending to the side, recently laid to lawn and enjoying a high degree of privacy. The front garden is equally spacious, wrapping to the side and enhancing the sense of space. The plot offers clear potential for extension to the side or rear (subject to the usual planning consents). Opportunities to acquire a home in such a private setting with gardens of this scale are rarely available.

#### Garage and Parking

There is a single garage and tandem driveway located a short walk from the property and is found adjoining number 21 Hardwick Park.



### Situation

Banbury is a thriving, market town located just north of Oxford amidst beautiful rolling countryside. The town is steeped in history and is now a modern centre with a full range of shops, supermarkets, a cinema, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east. Banbury railway station provides regular trains to all parts of the country with London and Birmingham a comfortable commute (London Marylebone from 57 minutes and Birmingham New Street from 44 minutes). Birmingham Airport is about 40 miles distant and Heathrow and Luton Airports are also within easy reach. The local area provides a range of primary, secondary and mixed boarding schools. Local leisure retreats include Soho Farm House (11 miles), Tadmorton Golf Club (5.6 miles) and Oxford Westgate (25 miles).

### Tenure

A freehold property.

### Directions

From Banbury town centre, proceed along Warwick Road and continue out of town for approximately one and a quarter miles. Having passed the Barley Mow Public House, take the second exit at the next roundabout onto Highlands. Take the first left into Hardwick Park and continue round to the left, where two garages adjacent to No. 21 Hardwick Park will be found directly ahead. Please park on the driveway in front of the left-hand garage, then proceed on foot past No. 22, where the property will be found.

### Services

All mains services connected.

### Local Authority

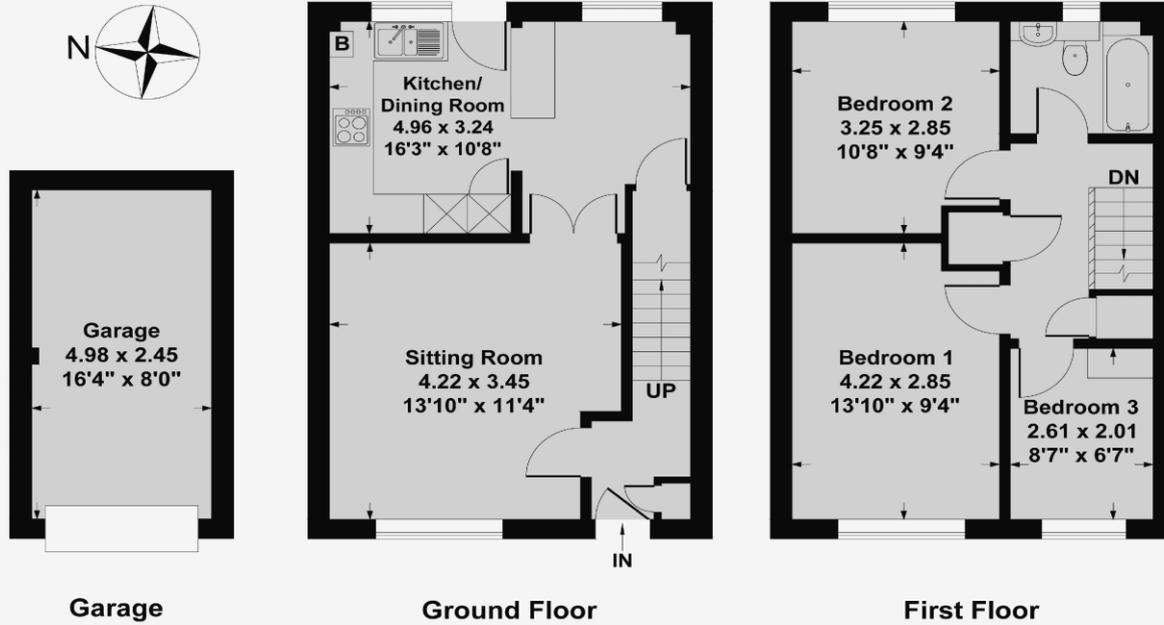
Cherwell District Council. Tax band C.

### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

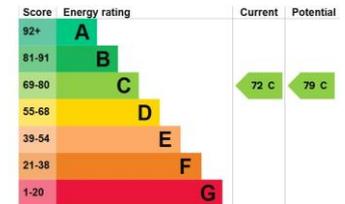
**Asking Price: £335,000**





**Ground Floor Approx Area = 37.74 sq m / 406 sq ft**  
**First Floor Approx Area = 37.74 sq m / 406 sq ft**  
**Garage Approx Area = 12.20 sq m / 131 sq ft**  
**Total Area = 87.68 sq m / 943 sq ft**

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