



5 Ashcroft Road  
Banbury



ROUND & JACKSON  
ESTATE AGENTS



# 5 Ashcroft Road

Banbury, Oxon, OX16 9DU

£325,000

A good sized two-bedroom, semi-detached bungalow with a garage and driveway pleasantly situated on a corner plot with beautifully presented gardens to side and front. Located on the popular Timms Estate and available for sale with no onward chain.

## The Property

5 Ashcroft Road, Banbury is offered to the market with no onward chain and with potential for improvement and extension (subject to planning permission) given the spacious corner plot. The bungalow is located on this quiet road within the popular Timms Estate on the southern side of town. The living accommodation is arranged over ground floor level and is well laid out. There is a small entrance porch, hallway, shower room, kitchen, sitting room and two double bedrooms. To the front and side of the property there are beautiful lawned gardens with established shrubs, hedges and plants throughout. The main area of garden is located to the side and is predominantly paved with further flower, shrubs and established hedges and access to the single garage. There is a driveway for off road parking located directly in front of the garage.

We have prepared a floor plan to show the room sizes and layout, some of the main features include:

## Entrance Hallway

Accessed via a small porch, a central hallway with doors to all rooms.

## Sitting Room

A spacious reception room with a central electric fireplace and window to the side aspect overlooking the garden.

## Kitchen

Fitted with a range of white eye level cabinets with base units and drawers with work surfaces over and tiled splash backs. There is an inset sink and draining board, space and plumbing for a washing machine, free standing fridge/freezer and single oven with an extractor hood over. Dual aspect windows to the front and side aspect with door to the garden.

## Shower Room

Fitted with a white suite comprising a double shower cubicle, W.C., wash hand basin, tiled splash backs and window to the front aspect.

## Bedroom One

A spacious double bedroom with a window to the side aspect and a double built in wardrobe.,

## Bedroom Two

A small double bedroom with dual aspect windows to the side and front aspect.

## Outside

The bungalow sits within a corner plot with gardens to the front and sides. The gardens to the front and right side are both paved and predominantly laid to lawn with established hedges, shrubs and plants and they also feature a low level wall with a path leading to the front door. There is a driveway providing off road parking to the side of the property in front of the garage. The main area of garden is located to the left side of the property and features both gravelled and paved areas with further established shrubs, hedges and plants throughout. There is a personal door giving easy access to the garage.



### Garage

A single garage with an up and over door to the front, personal door to the side. Power and light connected.

### Directions

From Banbury cross proceed along South Bar and into the Oxford Road. Continue for approximately half of a mile past our offices and Sainsbury's supermarket then turn right into Grange Road. Just before the end of the road turn left into Timms Road then right at the T-junction into Beaconsfield Road. Take the second left into Oakland Road and then the first left into Ashcroft Road and continue for a short distance where the property will be found on your right hand side just after the turn in for Tudor Close.

### 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 the Town and many places of historical interest are within easy reach.

### Services

All mains services connected. The boiler is located in the attic.

### Local Authority

Cherwell District Council. Tax band C.

### Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

### Tenure

A freehold property



## Ashcroft Road, Banbury, OX16

Approximate Area = 574 sq ft / 53.3 sq m

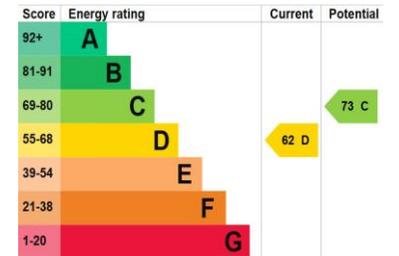
Garage = 137 sq ft / 12.7 sq m

Total = 711 sq ft / 66 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Round & Jackson Estate Agents. REF: 1334242



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