



28 Horley Drive  
Banbury, OX16 2DH

  
ROUND & JACKSON  
ESTATE AGENTS





A pristine Ashberry built four bedroom detached family home with a garage and having a pleasant outlook to the popular Cherry Fields development on the northern side of town.

#### The property

28 Horley Drive, Banbury is a pristine and beautifully presented, Ashberry Homes built four bedroom detached family home which benefits from having a single garage and large driveway. The property has a pleasant outlook and is located on the popular Cherry Fields development on the northern side of town. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a spacious hallway, W.C, kitchen diner, sitting room, formal dining room and a study. On the first floor there is a spacious landing, four double bedrooms (two of which have en-suite shower rooms with W.C's) and there is a family bathroom. Outside there is a single garage and driveway parking for at least two vehicles. To the rear of the property there is a pleasant and very private low maintenance garden and there are further pretty lawned gardens to the front as the property holds a prominent corner position. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

#### Entrance Hallway

A spacious and very welcoming hallway with stairs rising to the first floor and doors leading to all the ground floor accommodation. There is a useful built-in coat and shoe storage cupboard and quality tiled flooring throughout.

#### W.C

Fitted with a white suite comprising a toilet and hand basin and the quality tiled flooring from the hallway continues.

#### Sitting Room

A spacious sitting room which is very bright and airy with dual aspect windows and french doors leading into the rear garden.

#### Dining Room

A lovely formal dining room with a pretty bay window to the side aspect and further window to the front.

#### Study

A really useful study with a window to the side aspect.

#### Kitchen/Diner

A superb open plan kitchen diner which is bathed in light from a window to the front, side and french doors to the rear with two further velux roof windows at the rear. The kitchen is fitted with a range of cream high gloss cabinets with worktops over and there are further storage options beneath a really super island area which measures around two metres in length and seats four people (The bar stools will remain as part of the sale) There is a high quality inset ceramic sink with drainer and there are a number of integrated AEG appliances including a double oven, five ring gas hob, extractor hood, dish washer and a washer dryer. The quality tiled flooring from the hallway continues throughout.

#### First Floor Landing

A spacious landing with a window to the side aspect and a cupboard housing the hot water storage system. There is also a loft hatch which provides access to the roof space which isn't boarded.

#### Bedroom One

A pleasant double bedroom with dual aspect windows to the front and side aspects, fitted wardrobe and door leading into the en-suite. The large en-suite is fitted with a white suite comprising a large shower cubicle with rainfall and handheld shower, toilet and wash basin. There are attractive white tiled splash backs, a heated towel rail and there is vinyl flooring throughout with a window to the rear aspect.

#### Bedroom Two

A double bedroom with two built-in wardrobes and a window to the front aspect. There is a door leading into the en-suite which is fitted with a modern white suite comprising a large shower cubicle with rainfall and handheld shower fitted, a toilet and wash basin. There are attractive tiled splash backs, a heated towel rail and vinyl flooring throughout with a window to the front aspect.

#### Bedroom Three

A double bedroom, currently being used as a dressing room, with fitted wardrobes and dual aspect windows to the side and rear.

#### Bedroom Four

A double bedroom with a window to the rear aspect.



#### Family Bathroom

A large family bathroom which is fitted with a white suite comprising a panelled bath, toilet and wash basin. There is a rainfall shower over the bath with a further hand held attachment fitted and glass shower screen. There is a heated towel rail and attractive tiled splash backs, with vinyl flooring throughout and a window to the side aspect.

#### Garage

A good sized single garage with power and lighting and an up-and-over door leading onto the driveway.

#### Outside

To the rear of the property there is a low maintenance and very private rear garden with a large paved patio and there is a further decked section at the foot of the garden with a brick built barbecue. There is a neat section of lawn and gravelled borders and there is gated access onto the driveway. There is a large hard standing where there is currently a timber home gym, this wont remain as part of the sale but our vendor would consider selling this separately. To the side of the property there is a block paved driveway for at least two vehicles which leads to the garage. To the front of the property there is a pretty lawned garden which continues along the side of the property and there are well stocked planted borders with well chosen shrubs and bushes. The black maple to the front of the property will be removed upon completion, all other shrubs will remain.

#### 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.

#### Directions

From Banbury Cross proceed northwards via Horsefair and North Bar. At the traffic lights continue ahead into the Southam Road and travel over the Tesco roundabout heading out of the town. Continue over the next roundabout and take your first right into the Cherry Fields development. Continue up the hill and take the second left turn into Wardington Road and shortly after passing the Primary School turn left into Horley Drive where Number 28 will be found directly in front of you at the end of the road.

#### Services

All mains services connected.

#### Local Authority

Cherwell District Council. Tax band F.



#### Viewing Arrangements

By prior arrangement with Round & Jackson.

#### Tenure

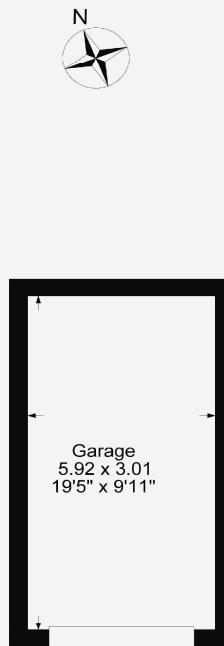
A freehold property.

#### Agents Note

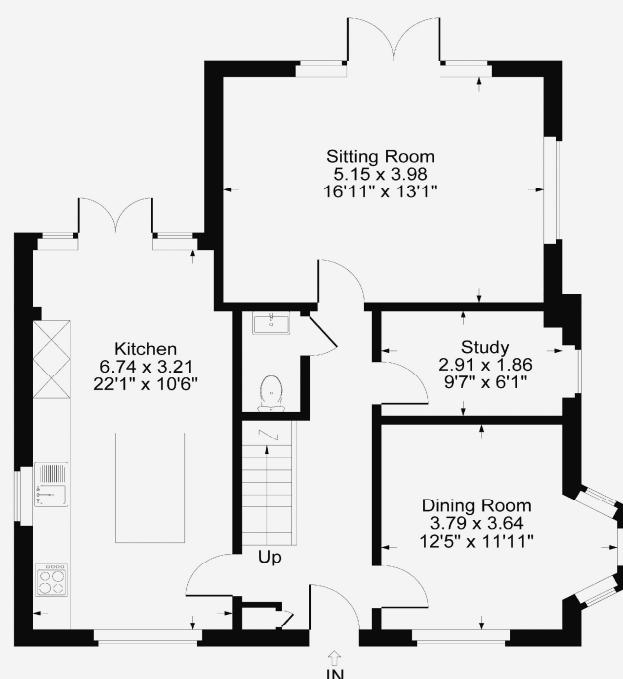
We have been informed by our vendor that there is a service charge for the development which is currently £115.00 per year.

The lights, curtains and blinds in all rooms will not form part of the sale but will be open to negotiation should any potential buyer wish to purchase them. The same applies with the wooden outbuilding and shed.

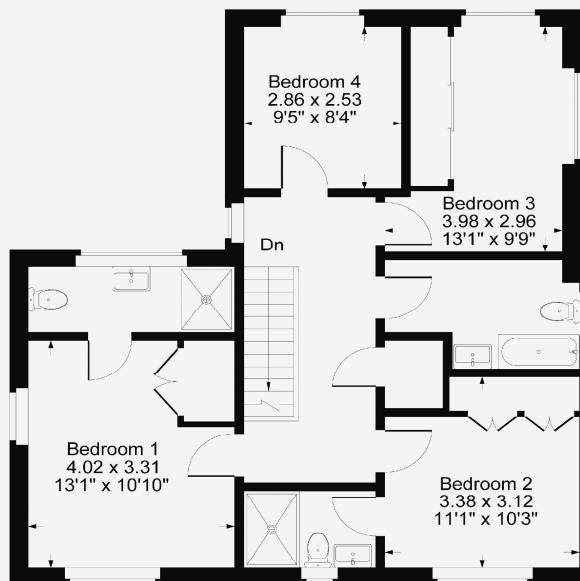




Garage



Ground Floor



First Floor

Approximate Gross Internal Area

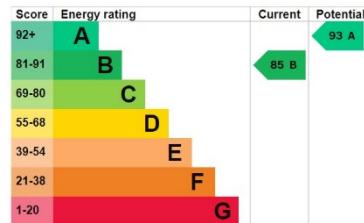
Ground Floor = 73.91 sq m / 796 sq ft

First Floor = 68.95 sq m / 742 sq ft

Garage = 17.81 sq m / 192 sq ft

Total Area = 160.67 sq m / 1730 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.



**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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