



129 Coopers Gate  
Banbury, Oxon, OX16 2WD



ROUND & JACKSON  
ESTATE AGENTS









A spacious and beautifully presented four bedroom detached house with a landscaped garden and off road parking for up to seven vehicles. The property is located on the edge of a highly sought after development and within walking distance of the town centre.

#### The property

Coopers Gate is a small and sought after development located close to Banbury town centre and a wide range of amenities. The property faces the Southam Road and has an additional area of land to the front which is used as car parking as well as the front driveway. The accommodation has been reconfigured on the ground floor and now has a well planned layout which includes an entrance hallway, a cloakroom, a sitting room with box window, an open plan kitchen/dining room and a large family conservatory at the rear. The garage has been converted into a fourth bedroom with a refitted en-suite wet room. On the first floor there is a master bedroom with en-suite, two further good sized bedrooms and a refitted family bathroom. Outside and to the rear there is a low maintenance garden whilst at the front there is a driveway for three cars in addition to the extra parking area.

#### Entrance Hallway

With stairs to the first floor and a door to the cloakroom/WC.

#### Sitting Room

A beautifully presented room with a bay window to the front, an electric fire with surround and three feature glass block internal windows allowing light from the kitchen.

#### Kitchen/Dining Room

A superb open plan room having been re configured from the original layout. Fitted with modern eye level cabinets and base units with high gloss slabbed door fronts and worktops over. Inset sink and drainer, five ring gas hob with extractor hood over and an oven beneath. There is a built in breakfast bar and a feature wall with additional base units and T.V. point. Space and plumbing for a washing machine and dishwasher, an attractive tiled floor and a useful cupboard which houses a fridge/freezer. A large opening leads onto the conservatory/family room.

#### Conservatory/Play Room

Leading on from the Kitchen at the rear of the property is this useful and spacious room with a door leading onto the garden and a door into the ground floor bedroom.

#### Ground Floor Bedroom

Originally the garage, converted to a large bedroom with a modern en-suite shower room.

#### First Floor Landing

Hatch to loft space, airing cupboard housing the gas fired boiler.

#### Bedroom One

A double room with two built in wardrobes and a refitted en suite bathroom.

#### Bedroom Two

A double bedroom with a window to the rear.

#### Bedroom Three

A good sized single bedroom with a window to the rear.

#### Family Bathroom

Refitted with a modern suite comprising a panelled bath, a low level W.C. and a wash hand basin. Attractive tiled floor and walls, heated towel rail.



### Outside

There is a driveway at the side of the property and also to the front. A shared road gives access to the property and on the other side of this is a large gravelled area which is within the ownership of the property where further parking is available. At the rear of the property there is an enclosed garden which is fairly low maintenance and ideal for relaxing and socialising. There is a large wooden deck adjoining the house which extends to the rear and leads to a lawned area.

### Directions

From Banbury Cross proceed north and continue through the crossroads traffic lights. Take the second right into Coopers Gate and turn immediately left where the property will be found being the first house on the street.

Asking Price £415,000



### 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 (51 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. The boiler is located in the airing cupboard.

### Local Authority

Cherwell District Council. Tax band D.

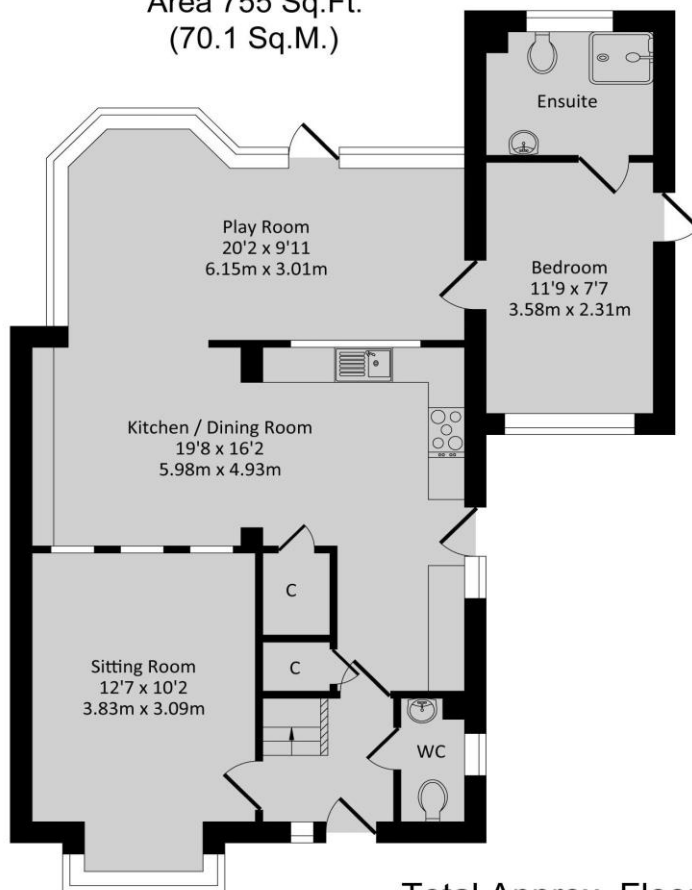
### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

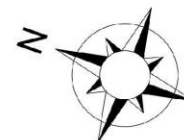
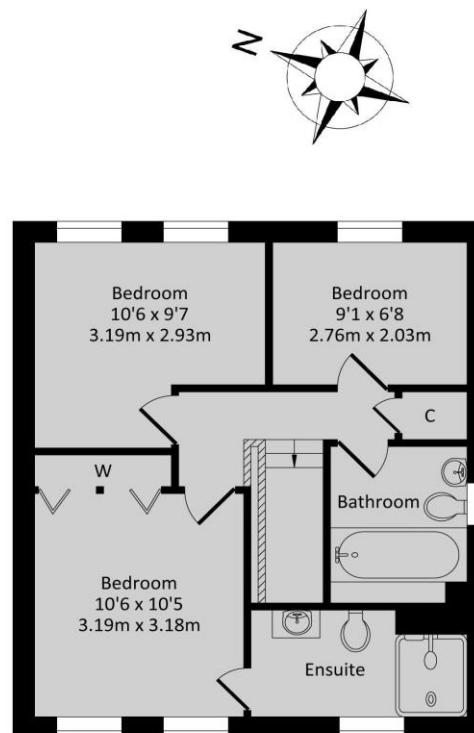




Ground Floor  
Approx. Floor  
Area 755 Sq.Ft.  
(70.1 Sq.M.)



First Floor  
Approx. Floor  
Area 435 Sq.Ft.  
(40.4 Sq.M.)



**Total Approx. Floor Area 1190 Sq.Ft. (110.5 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**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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