



22a Horton View  
Banbury





# 22a Horton View

Banbury, OX16 9HP

£265,000

A well presented double fronted three bedroom semi detached property with garage and parking located within a very quiet location on the popular Easington development on the southern side of town.

## The property

22a Horton View, Banbury is a well presented, three bedroom, semi detached family home with small garden and garage and benefits from a tucked away position within the popular Easington development. The property comes to market with no onward chain and holds a flying freehold status as part of the first floor accommodation is above the adjoining property. On the ground floor there is an entrance hallway, kitchen diner and sitting room. On the first floor there are three bedrooms with en-suite to master and a family bathroom. Outside there is driveway parking for several vehicles and a single garage. The garden is predominantly to the front with a courtyard sized area to the rear. We are awaiting the floor plan and will upload this as soon as we have it.

## Entrance Hallway

Stairs rising to the first floor with doors leading into the sitting room and kitchen diner. Wood effect flooring.

## Sitting Room

A good sized sitting room with dual aspect windows to the front and side aspect with feature log burning stove and continuation of the wood effect flooring from the hallway.

## Kitchen Diner

A good sized kitchen diner which is fitted with a range of white fronted, shaker style cabinets with natural wood effect worktops over. There are tiled splash backs and a stainless steel, one and a half bowl sink with drainer. Integrated Zanussi electric oven and four ring gas hob with extractor hood above. Space and plumbing for a washing machine and continuation of the wood effect flooring from the hallway, useful under stairs cupboard with window to the front aspect.

## First Floor Landing

Doors leading to all first floor accommodation.

## Bedroom One

A large master bedroom with dual aspect windows to the front and side aspect with built-in wardrobe and door leading into the en-suite shower room which is fitted with a white suite comprising walk-in shower with rainfall shower head and wash basin. Window to the front aspect and floor to ceiling tiling throughout.

## Bedroom Two

A double room with dual aspect windows to the front and rear, built-in wardrobe and further built-in shelved cupboard.

## Bedroom Three

A single room with window to the rear.

#### Family Bathroom

Fitted with a modern white suite comprising panelled bath, toilet and wash basin. Heated towel rail and window to the side aspect. Attractive tiled splash backs and tiled flooring throughout.

#### Garage

A single garage with up-and-over door leading onto the driveway.

#### Outside

To the front of the property there are double gates leading onto a gravelled driveway which provides parking for several vehicles. There is a single garage with power and lighting. The garden area is predominantly to the front of the property with a small courtyard sized section to the side. The garden is very low maintenance with paving and gravelled sections but gives a great amount of privacy due to well placed conifer trees.

#### Directions

From Banbury Cross continue in a southerly direction along South Bar and join the Oxford Road. Continue for around half a mile and on reaching the traffic lights at the Horton Hospital turn right into Horton View. Continue along for around 300 yards and then take the first turning on the left towards the tennis club and number 22a will be found immediately on your left hand side.

#### 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.

#### Services

All mains connected. The gas fired boiler is located in the kitchen.

#### Local Authority

Cherwell District Council. Tax Band C.

#### Viewings

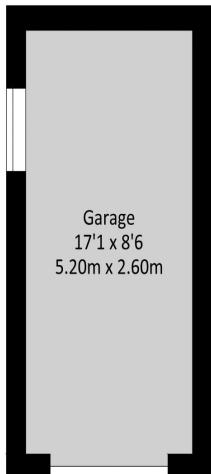
By prior arrangement with Round and Jackson.

#### Tenure

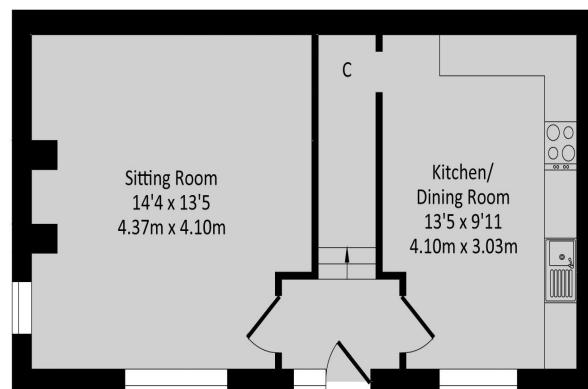
Freehold.



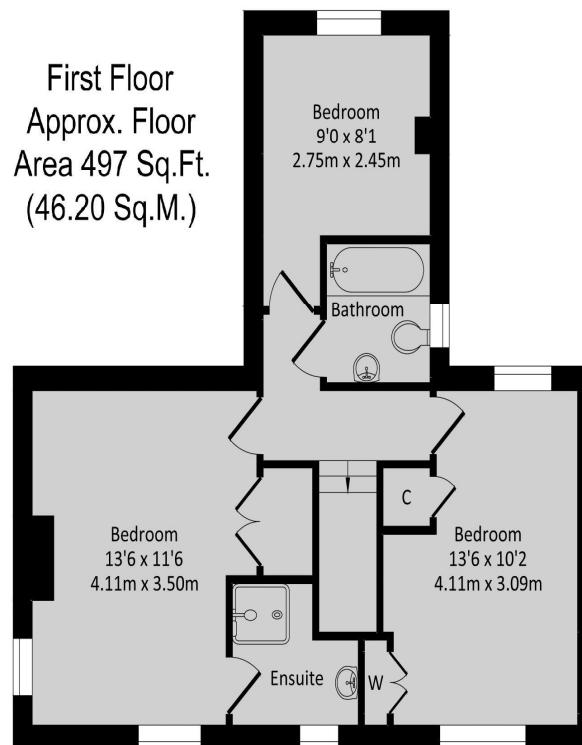
Garage  
Approx. Floor  
Area 145 Sq.Ft.  
(13.50 Sq.M.)



Ground Floor  
Approx. Floor  
Area 375 Sq.Ft.  
(34.80 Sq.M.)



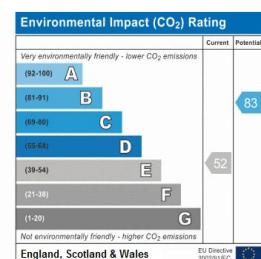
First Floor  
Approx. Floor  
Area 497 Sq.Ft.  
(46.20 Sq.M.)



Total Approx. Floor Area 1017 Sq.Ft. (94.50 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.



The Office, Oxford Road, Banbury, Oxon, OX16 9XA  
T: 01295 279953 E: office@roundandjackson.co.uk  
www.roundandjackson.co.uk



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