



36

Foscote Rise
Banbury



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ESTATE AGENTS

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36 Foscote Rise

Banbury, Oxon, OX16 9XN

£450,000

A greatly extended and very well presented three bedroom detached house with beautifully landscaped private gardens backing onto parkland. The property is located within a highly sought after residential neighbourhood and is close to a wide range of amenities.

The Property

36 Foscote Rise, Banbury is a beautifully presented three bedroom detached house which has extended and reconfigured accommodation and is located at the end of a quiet cul-de-sac backing onto St Louis Meadow Park. Banbury town centre is a short walk away, as is the Horton General Hospital and Sainsbury's and Morrisons Supermarkets. The property has spacious accommodation arranged over two floors and the ground floor has been reconfigured and extended to the side. The entrance hall leads on to a cloakroom and the kitchen/breakfast room which is fitted with high quality units and granite work surfaces. There is a spacious dining room with windows to the front and rear and the sitting room is an exceptional addition and has ample space for a range of furniture and double doors that open onto the garden. On the first floor there are two double bedrooms, a good sized single bedroom and the family bathroom. To the front of the property there is a large, impressed concrete driveway with steps to the front door, a single garage and double gates leading to the side. There are beautifully landscaped gardens to the rear and sides of the property with the main area of garden being located to the side and which extends to approximately 70 feet in length. This area is very private with high quality fencing, a decked seating area adjoining the house, a pergola and hot tub, a large entertaining area laid with railway sleepers, a timber summerhouse and lawn. A particular feature is a pretty stream that runs along the boundary. To the rear of the property there is a further, private garden with a barbeque area and to the side there further garden with a green house and raised vegetable beds.

Hallway

Main entrance door to the front, wood effect tiled flooring, stairs to the first floor and doors to the cloakroom and kitchen/breakfast room.

Cloakroom

Wash hand basin and W.C.

Kitchen/Breakfast Room

With double doors to the rear garden and fitted with high quality cabinetry comprising a range of eye level cabinets and base units and drawers with granite work surfaces over and an inset sink and drainer. There is a large island unit/breakfast bar, an induction hob with extractor over, a double oven and space for a fridge/freezer, dishwasher and tumble dryer.

Dining Room

A spacious reception room with wood effect flooring, a box window to the front, a window to the rear, a useful storage cupboard and a doorway leading to the sitting room.

Sitting Room

A beautifully presented, spacious room having been extended to the rear with wood effect flooring and double doors to the garden.

First Floor Landing

Hatch to loft space, airing cupboard and doors to all first floor accommodation.

Bedroom One

A double room with wood effect flooring, built in wardrobes and a window to the rear.

Bedroom Two

A double room with fitted wardrobes and a window to the rear.

Bedroom Three

A good sized room with a window to the front and a built in cupboard.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath, a wash hand basin and W.C. Heated towel rail, window to the front.

Outside

To the front of the property there is a large, impressed concrete driveway with steps to the front door, a single garage and double gates leading to the side. There are beautifully landscaped gardens to the rear and sides of the property with the main area of garden being located to the side and which extends to approximately 70 feet in length. This area is very private with high quality fencing, a decked seating area adjoining the house, a pergola and hot tub, a large entertaining area laid with railway sleepers, a timber summerhouse and lawn. A particular feature is a pretty stream that runs along the boundary. To the rear of the property there is a further, private garden with a barbeque area and to the side there further garden with a green house and raised vegetable beds.

Directions

From Banbury Cross proceed via South Bar Street and continue into the Oxford Road. Continue through two sets of traffic lights and past the Hospital then turn left into Hightown Road. Continue for approximately 500 yards and turn right into Foscoote Rise having just passed the Foscoote hospital. Take the second turning on your right where the property will be seen in the left hand corner.

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

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band D.

Viewing Arrangements

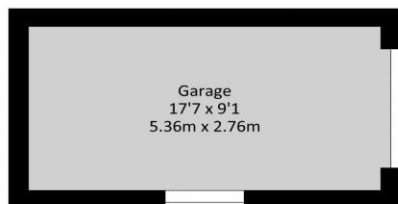
Strictly by prior arrangement with Round & Jackson

Tenure

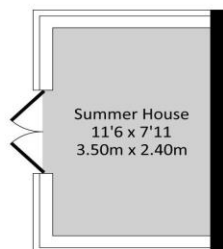
A freehold property.



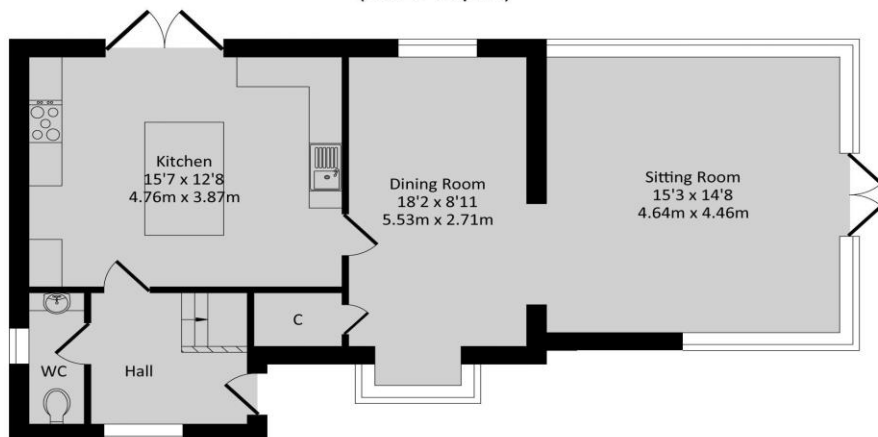
Garage
Approx. Floor
Area 159 Sq.Ft.
(14.80 Sq.M.)



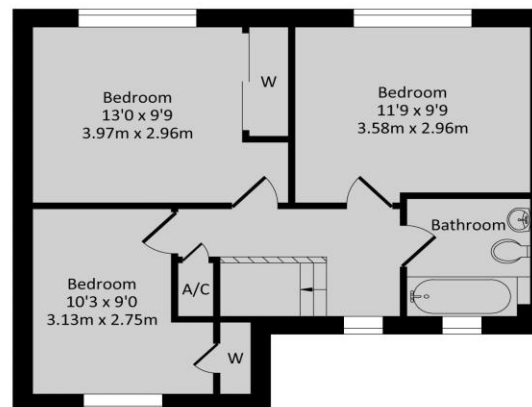
Outbuilding
Approx. Floor
Area 90 Sq.Ft.
(8.40 Sq.M.)



Ground Floor
Approx. Floor
Area 691 Sq.Ft.
(64.20 Sq.M.)



First Floor
Approx. Floor
Area 443 Sq.Ft.
(41.20 Sq.M.)



Total Approx. Floor Area 1383 Sq.Ft. (128.60 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 | | 85 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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