



7 Park Road
Banbury, OX16 0DW



ROUND & JACKSON
ESTATE AGENTS





An imposing 1920s four-bedroom semi-detached family home with character features, extended ground-floor accommodation and a private rear garden. The property also benefits from driveway parking for up to three vehicles and a modern air-source heat pump.

The property

An imposing and characterful 1920s-built four-bedroom semi-detached family home, offering spacious and versatile accommodation arranged over two floors. The property has been extended to the rear on the ground floor, creating an excellent semi-open-plan living and dining space overlooking the garden, while retaining many attractive period features including high ceilings, original tiled flooring, stripped doors, exposed floorboards and picture rails. The accommodation includes a welcoming entrance hallway, sitting room with working fireplace, useful WC/shower/utility room, kitchen and a particularly spacious living and dining area forming part of the rear extension. On the first floor there are four bedrooms and a family bathroom with a cast iron bath. The property also benefits from a modern air-source heat pump system, installed in 2022. Outside, there is a private rear garden with established trees, plants and shrubs, fruit-bearing trees, a wooden shed and gated side access. To the front, a large gravel driveway provides off-road parking for up to three vehicles and sets the property nicely back from the road.

Entrance Hallway

A welcoming entrance hallway with stairs rising to the first floor and stripped four-panel doors leading to the ground-floor rooms. Character features include original tiled flooring, high ceilings and coving, with windows to the front aspect providing natural light.

Sitting Room

A bright and airy reception room with a large window to the front aspect. There is a central working fireplace with an attractive wooden surround.

W.C./Shower/Utility Room

A particularly useful and versatile room fitted with a corner shower and white suite comprising a WC and wash basin. There is space and plumbing for a washing machine, a window to the front aspect and original tiled flooring continuing through from the hallway.

Living Room

A lovely, bright and airy living space forming part of the rear extension, with a door opening directly onto the garden and two further windows to the side aspect. There is a central fireplace, wooden flooring throughout and a semi-open-plan arrangement leading into the dining area.



Dining Room

Also forming part of the rear extension, the dining area enjoys windows overlooking the rear garden and connects semi-open-plan to both the living room and kitchen. There is a useful understairs storage cupboard, with wooden flooring continuing throughout.

Kitchen

Fitted with a range of cream-coloured Shaker-style cabinets with wooden worktops over and tiled splashbacks. There is an inset ceramic sink and drainer, integrated dishwasher, fitted extractor hood, space for a cooker and fridge freezer, and a useful built-in storage cupboard. Further features include a distinctive porthole-style window to the rear aspect, high ceilings and original tiled flooring continuing through from the hallway.

First Floor Landing

A bright and spacious landing with a sash window to the rear aspect, high ceilings, picture rail and exposed original floorboards. There is a large built-in storage cupboard housing the hot water tank with shelving, together with a loft hatch providing access to the boarded roof space, which has a light and ladder fitted.

Bedroom One

A large and bright main bedroom with a window to the front aspect, high ceilings and picture rails.



Bedroom Two

A good-sized double bedroom with a large window overlooking the rear aspect, high ceilings and exposed floorboards.

Bedroom Three

A further double bedroom with a large window to the front aspect and exposed floorboards.

Bedroom Four

A single bedroom with a large window to the rear aspect, high ceilings, picture rails and exposed floorboards.

Family Bathroom

Fitted with a white suite comprising a cast iron bath, WC and wash basin. Further features include panelled splashbacks, a heated towel rail, window to the side aspect, high ceilings, picture rails and exposed floorboards.

Outside

To the rear is a private and established lawned garden with a variety of mature trees, plants and shrubs, including fruit-bearing trees. There are various hard-standing areas, a wooden shed positioned at the foot of the garden, an outside tap and gated pedestrian access to the side of the property.

To the front, a large gravel driveway provides parking for up to three vehicles, with established planted beds containing a variety of trees and shrubs. The generous frontage allows the property to sit nicely back from the road.

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.

Directions

From Banbury Cross proceed via West Bar and continue into the Broughton Road. Turn right into Bath Road and then left into Park Road. Follow the numbering system where the property will be found on the left hand side

Services

All mains services connected. Air source heat pump for heating.

Local Authority

Cherwell District Council. Tax band C.

Viewing arrangements

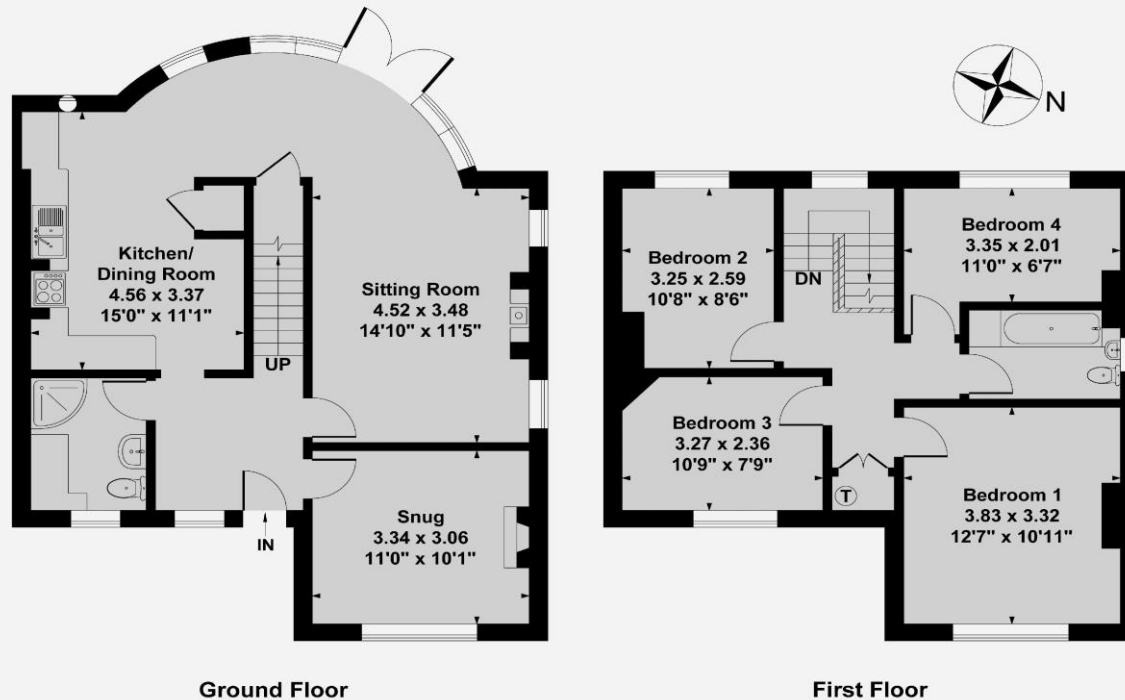
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £435,000





Ground Floor Approx Area = 65.13 sq m / 701 sq ft
First Floor Approx Area = 52.58 sq m / 566 sq ft
Total Area = 117.71 sq m / 1267 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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