



# Corner House

Banbury, Oxfordshire





A well-presented detached period townhouse with generous ceiling heights and versatile accommodation.



### Summary of accommodation

#### Main House

Ground floor: Hallway | Drawing room | Dining room | Snug | Kitchen/breakfast room | WC

First floor: Five Bedrooms | Two bath/shower rooms | Two studies

#### Annexe

Ground floor: One bedroom | Sitting room/gym | WC | Utility room

#### Outside

Terrace | South facing walled garden | Off-Street parking for four cars | Electric gates

## Situation

Times and distances are approximate.



Banbury is a thriving market town located just north of Oxford amidst beautiful rolling countryside. The town is steeped in history and is now a modern centre with a full range of shops, supermarkets, a cinema, restaurants and leisure facilities.



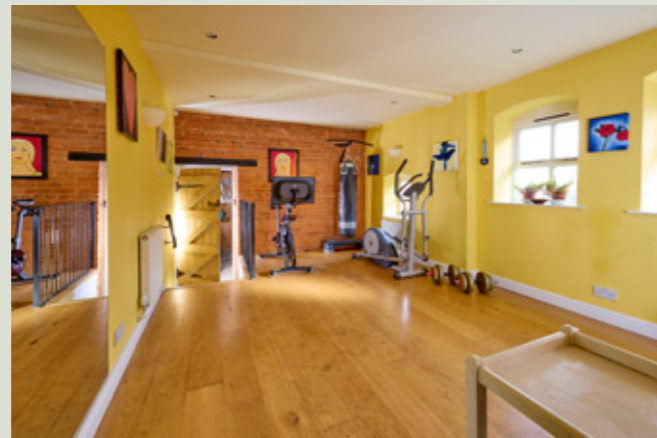
Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east about a 5 minute drive. Banbury railway station is a 15 minute walk and provides regular trains to all parts of the country with London and Birmingham a comfortable commute (London Marylebone from 57 minutes and Birmingham New Street from 44 minutes). Birmingham Airport is about 40 miles distant and Heathrow and Luton Airports are also within easy reach.



The local area provides a range of primary, secondary and mixed boarding schools; including St Johns Priory School next door, the well regarded Harriers Academy is located less than a mile away. Independent schools including St. Johns Priory Prep School, Carrdus, Tudor Hall (girls) and Bloxham School (co-ed) are all within easy reach.



Local leisure retreats include Soho Farm House (11 miles), Tadmorton Golf Club (5.6 miles) and Bicester Village Oxford Westgate shopping centre (25 miles).



## Corner House

Corner House is an elegant, detached, double fronted traditional red brick home with a classic Georgian architectural style, located on a corner plot. The property is distinguished by two prominent bay windows on either side of the main entrance, each featuring tall sash windows that allow ample natural light into the rooms inside.

Most of the other rooms also have large sash windows. This, with the high ceiling, picture rails and deep skirting boards allow the walls to have strong colours, which contrast well with the lighter ceiling and skirting.

The large Drawing and Dining room provides an excellent space for entertaining and more formal occasions, The fireplace, providing a warmth and a welcoming glow, is the focal point. The dining room allows entertaining of many, all seated.

The snug and kitchen are inviting and enable family living and relaxing to happen all in one space.

The main property has five bedrooms and each bedroom on the first floor has direct or nearby access to shared bathroom facilities.

The property's layout includes ample space for living, recreation, and study; with rooms distributed to maximize utility and comfort.

There is a separate annex which at present contains one bedroom, gym, wc and utility room, This bright and warm space can easily be converted to a separate living area.

The south facing walled back garden provides sunshine, privacy and tranquillity. In the summer the sun hits the terrace all day. It is an excellent space for quiet family time or entertaining. You have a secluded feel to the whole house despite its position by the road.





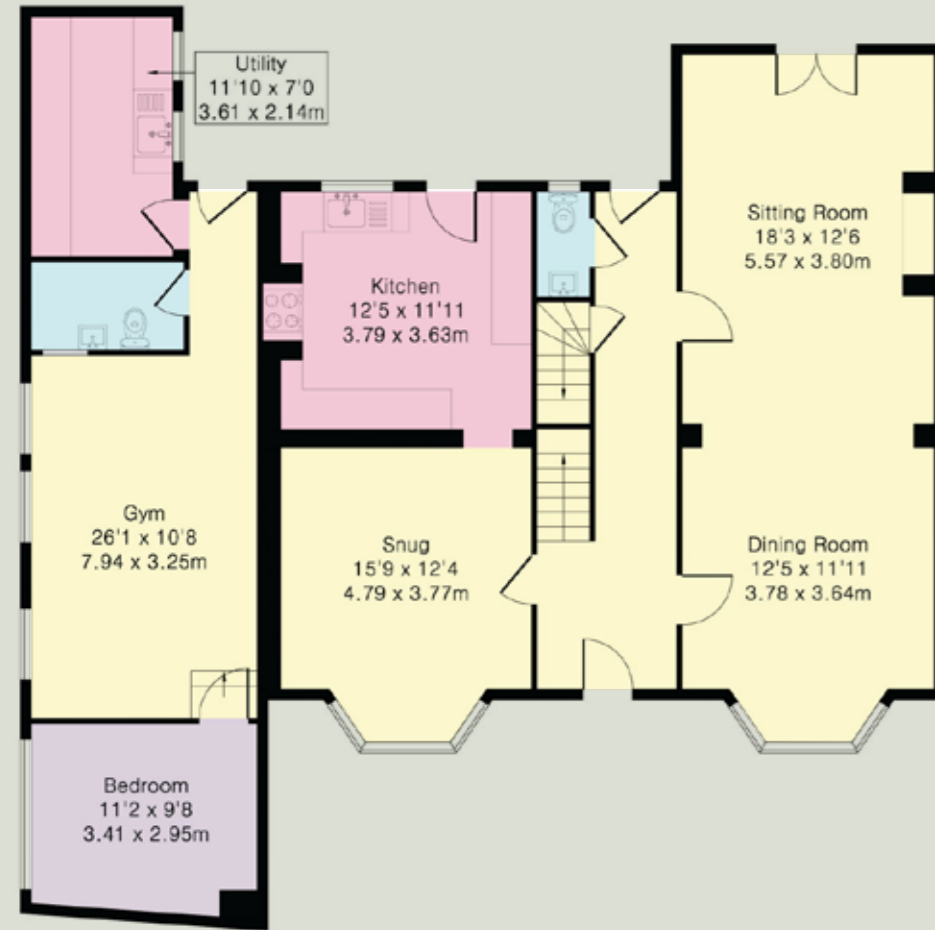
## FLOOR PLAN

Approximate Gross Internal Floor Area

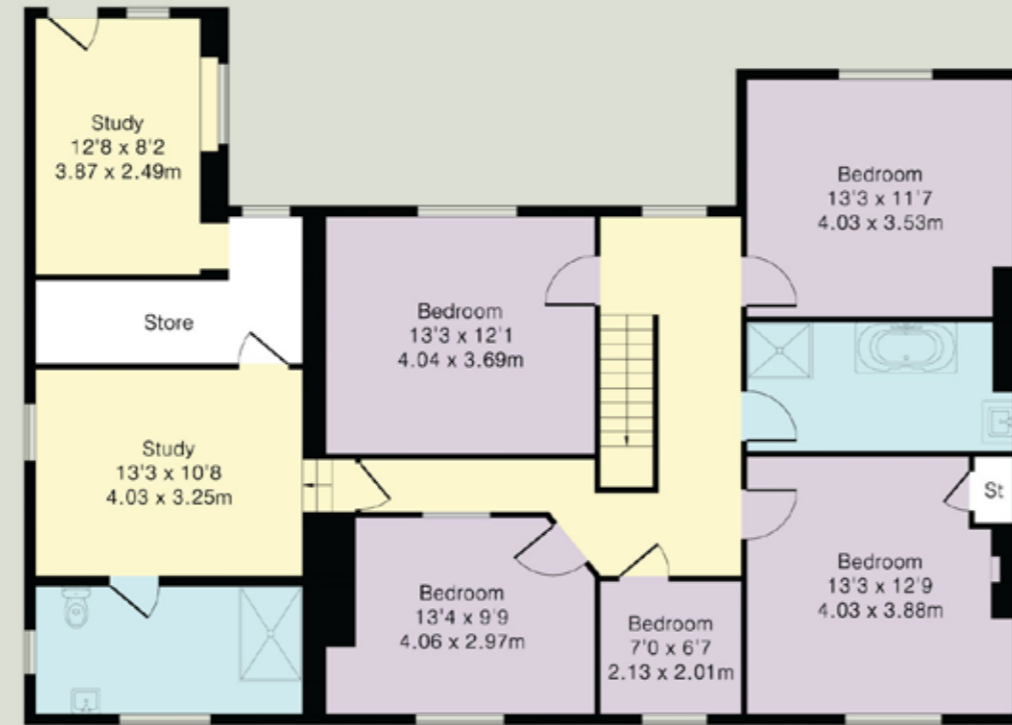
Ground Floor: 130 sq m / 1,399 sq ft

First Floor: 127 sq m / 1,370 sq ft

Total Area: 257 sq m / 2,769 sq ft



Ground Floor



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

## PROPERTY INFORMATION



## Property Information

**Tenure:** Freehold.

No Chain

First time on the market in 55 years.

**Local Authority:** Cherwell district council

**Council Tax Band:** G

**EPC:** D

**Postcode:** OX16 5HX

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated: October 2024. Photographs dated: October 2024. Capture Property 01225 667287.

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