

The background is a solid teal color with a repeating pattern of stylized floral motifs. These motifs consist of large, multi-petaled flowers and smaller, more intricate starburst-like designs, all rendered in a slightly darker shade of teal than the background.

# Hightown Place

BANBURY • OXFORDSHIRE



## General specification:

Internal finishes (typically feature some or all of the following):

- oak laminate flooring to entrance hall with oak feature elements to staircases (e.g. lower treads, posts and hand rails in oak)
- large format porcelain floor tiles to kitchen areas
- modern, high quality 'handleless style' kitchen units in a mixture of neutral tones
- large bi-fold or sliding doors
- kitchen island / breakfast bar with induction hob and ceiling mounted extractor in oversize ceiling plinth above (typically with 3 pendant lights)
- stone worktops
- Siemens built-in appliances
- underfloor heating to ground floors
- bathrooms / en-suites / cloakrooms have tiled floors, full height tiling to shower areas with half or full height tiling elsewhere
- electric under-tile heating mats to bathrooms / en-suites
- Villeroy & Boch / Porcelanosa sanitary ware
- generous ceiling heights
- CCTV security cameras.



## Situation

Once a busy, agricultural market town serving north Oxfordshire, south Warwickshire and south Northamptonshire, Banbury is now a thriving modern centre with a full range of shops and stores, supermarkets, a cinema and restaurants.

Hightown Place is conveniently situated less than a mile from the town centre, off the A4260 Oxford Road. The Horton General Hospital and Foscote Private Hospital are

within close proximity as is a large Sainsbury's supermarket. The villages of Adderbury and Deddington lie to the south; Oxford is 25 miles away.

Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east of the development. Banbury railway station provides regular trains to all parts of the country with London a comfortable commute

(London Marylebone from 57 minutes) and Heathrow and Luton Airports within easy reach.

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



## Description

### Number One

With an inviting garden and deep paved seating area immediately adjacent a generous kitchen/family room, Number One Hightown Place is a perfect family home.

Being the largest of the four homes on this private development, number one Hightown Place occupies an elevated position and has a generous west facing rear garden. The generous kitchen/family room features large bi-fold doors and is complimented by two large reception rooms. There is also a useful utility that provides additional storage solutions as well as space for white goods and a separate cloakroom.

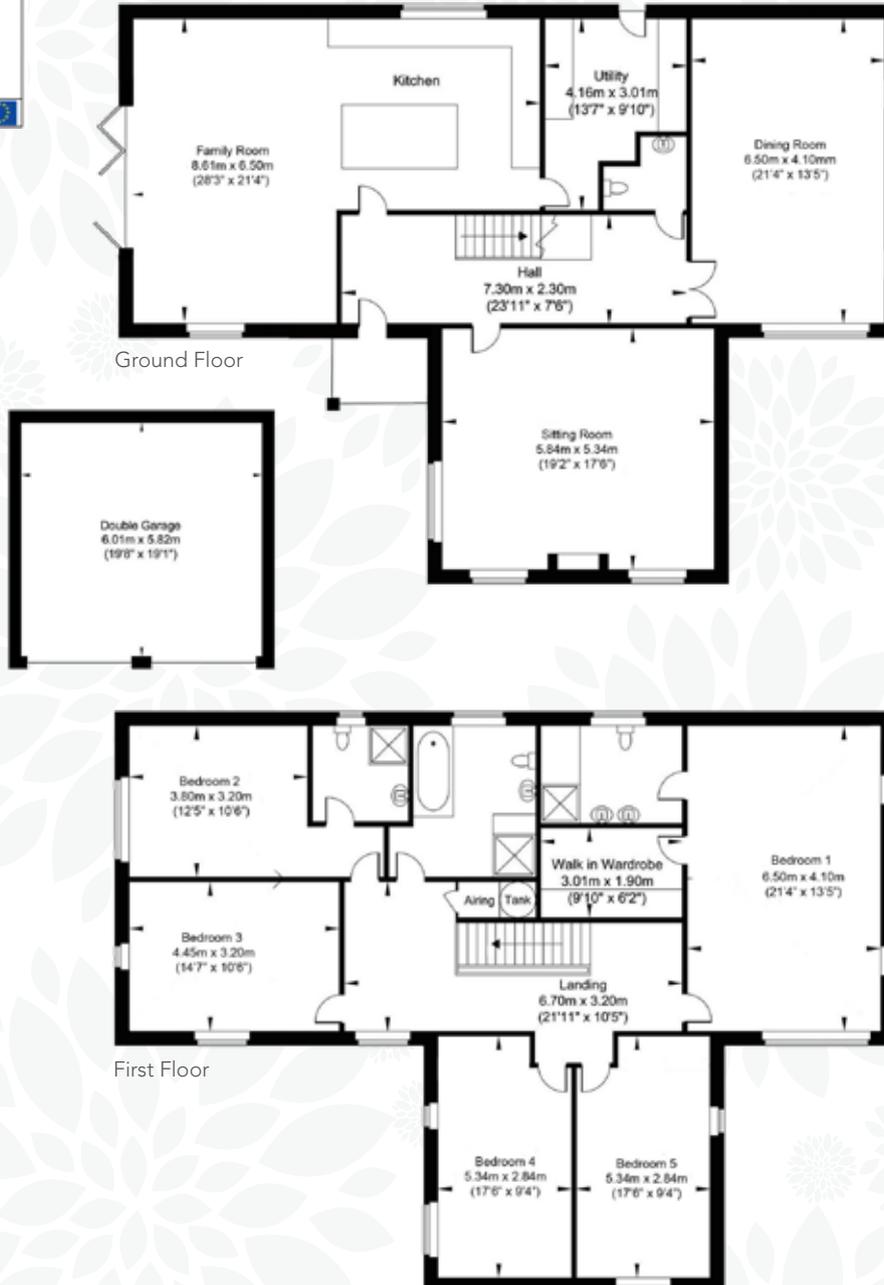
On the first floor there are two generous main bedroom suites. The master has a walk-in wardrobe and both have en suite facilities. Across the spacious landing are three further bedrooms all served by an attractive family bathroom with separate shower

This property has an integral double garage and driveway parking for two cars.

Energy Efficiency Rating	
Very energy efficient - lower running costs	77
(95-100) <b>A</b>	
(85-94) <b>B</b>	
(69-84) <b>C</b>	
(54-68) <b>D</b>	
(39-53) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	Not energy efficient - higher running costs
England, Scotland & Wales	
EU Directive 2002/91/EC	

1 Hightown Place EPC

Gross internal area (approx):  
270 sq.m. (2902 sq.ft.)  
For identification only. Not to scale.





### **Numbers Two, Three & Four**

Designed to provide versatile living space, these properties have generous kitchen/family rooms with bi-fold doors, a sitting room with full height sliding doors and a fabulous master suite with en suite shower room and twin Velux Cabrio windows.

The flexible accommodation features a generous kitchen/family room located on the lower ground floor. This space has bi-fold doors that open on to private rear gardens with paved seating area. The sitting room has full height glazed sliding doors to the outside space and in addition to this there are up to two further reception rooms, a utility room and a cloakroom. The principle guest bedroom has an en suite shower room and the further bedrooms are served by a family bathroom. The master suite occupies the entire upper floor with a dressing area and en suite shower room. Here, twin Velux Cabrio windows can be opened to create balconies in seconds.

Number Two has a large store, covered car port and parking. Number Three has parking in front of the property as well as two spaces adjacent a double garage. Number Four has access to a double garage and two allocated parking spaces.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(91-100) <b>A</b>	
(81-90) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

2, 3 & 4 Hightown Place EPC

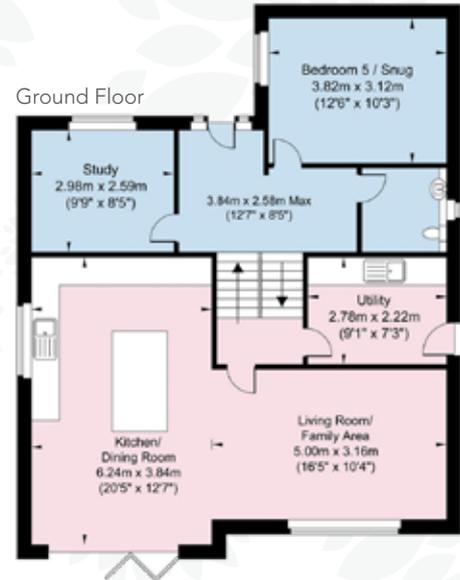
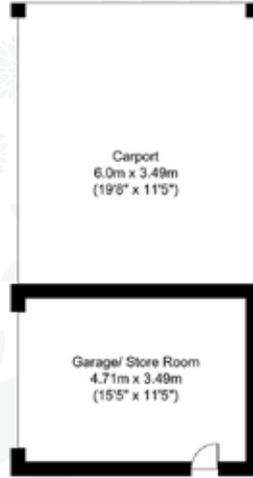
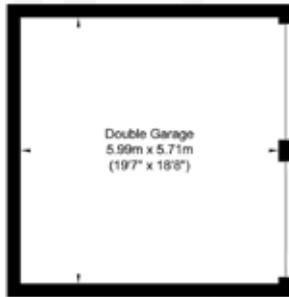
Gross internal area (approx):

212 sq.m. (2282 sq.ft.)

Garage & Carport: 37 sq.m. (398 sq.ft.)

Total: 249 sq.m. (2680 sq.ft.)

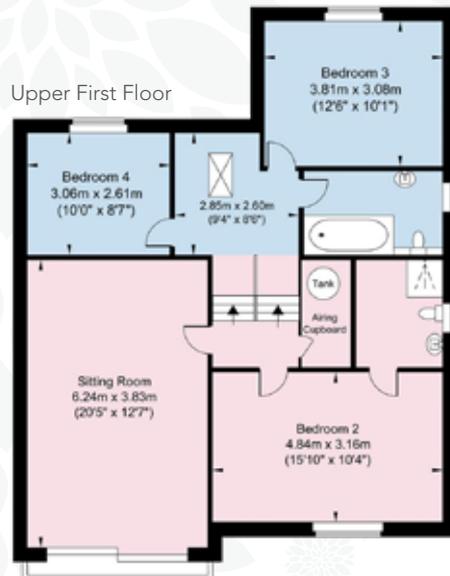
For identification only. Not to scale.



Lower Ground Floor

**Additional Information:**

- \* Number two has garage/store, covered carport & parking
- \* Number three has double garage & three allocated parking spaces
- \* Number four has double garage & two allocated parking spaces
- \* GIA 3 & 4 2650sq.ft

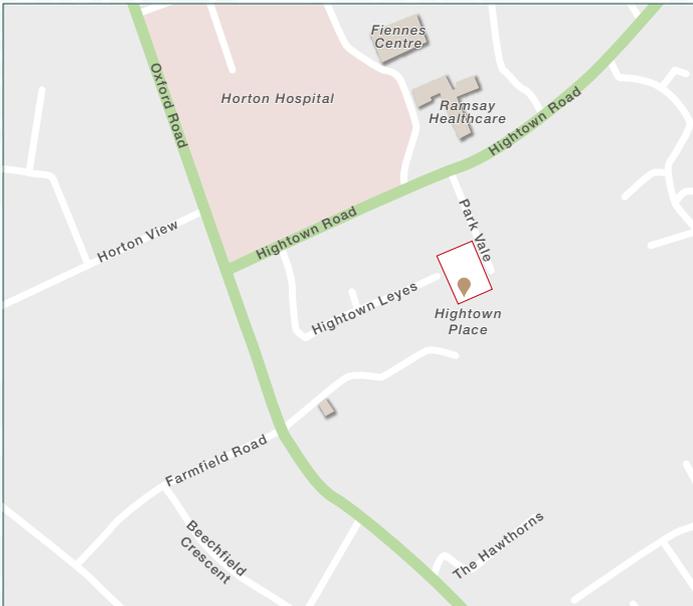
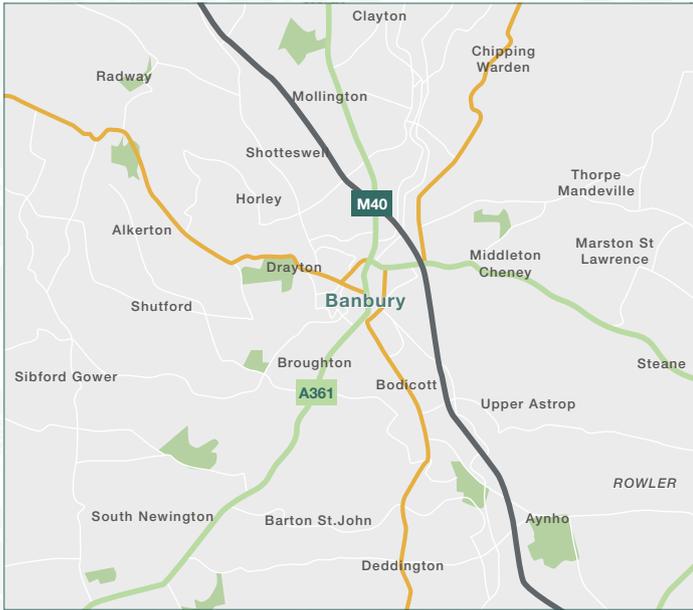


First Floor



Second Floor

\* Plan shown is for 2 Hightown Place.  
3 & 4 Hightown Place provide the same accommodation but are handed



## Directions

From Banbury take the A4260 Oxford Road south. Continue on this road passing the entrance to the Horton Hospital on your left. Remain in the left hand lane and at the traffic lights turn left on to Hightown Road. Turn immediately right on to Hightown Gardens and follow the road round to the left on to Hightown Leyes. Access to the development can be found at the far end of the road as identified by the Savills for sale board.

Local Authority: Cherwell District Council 01295 227001

Postcode: OX16 9TZ

Tenure: Freehold

## Viewings

By appointment with Savills. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property.

### IMPORTANT NOTICE

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