



Thenford Way
Banbury



ROUND & JACKSON
ESTATE AGENTS



16 Thenford Way

Banbury, Oxfordshire, OX16 2DS

£375,000

A superb, three bedroom, detached home with beautifully presented accommodation, off road car parking and a single garage located within this highly regarded modern development. Available for sale with a complete upper chain.

The Property

16 Thenford Way, Banbury is a beautifully presented, three bedroom detached house built by Bellway Homes in 2020 which benefits from having the remainder of the 10 year NHBC warranty in place. The accommodation is arranged over two floors with a sitting room, cloakroom and modern kitchen/diner on the ground floor. On the first floor there is a master bedroom with an en-suite shower room, two further bedrooms and a family bathroom. To the front of the property there is a small garden with established hedges and a pathway to the front door. To the side there is a driveway that gives access to the garage and rear garden. The rear garden is predominantly laid to lawn with a patio seating area adjoining the house.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A welcoming hallway with tiled flooring, stairs to the first floor and doors to the sitting room, kitchen/dining room and cloakroom.

Sitting Room

A spacious reception room with a window to the front aspect and double doors leading to the rear garden.

Cloakroom

Tiled flooring, wash hand basin and W.C.

Kitchen/Diner

A spacious L-Shape kitchen/dining room, fitted with a range of modern, eye level cabinets and base units and drawers with work surfaces over, inset sink and draining board, an integrated single oven, fridge/freezer, dishwasher and washing machine, four ring gas hob with an extractor hood over. There are dual aspect windows to the front and side aspect and double doors to the rear. Within the dining area there is ample space for dining furniture and a useful under stairs storage cupboard.

First Floor Landing

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

Master Bedroom

A double bedroom with built in wardrobe, a window to the front aspect and door to the en-suite shower room.

En-suite

A white suite comprising a shower, W.C, wash hand basin, heated towel rail and modern tiling to walls and floor.

Bedroom Two

A double bedroom with a window to the front aspect and storage cupboard.

Bedroom Three

A good sized single bedroom with a window to the rear aspect with built in triple wardrobe.

Family Bathroom

A white suite comprising W.C, wash hand basin, panelled bath and shower cubicle with bar shower over. There is attractive tiling to the walls and floor, heated towel rail and a window to the rear aspect.

Outside

To the front of the property there is a small garden with established hedges and a pathway to the front door. To the side there is a driveway that gives access to the garage and rear garden. The rear garden is well maintained and is predominantly laid to lawn with an attractive paved seating area adjoining the house.

Garage

A single garage with power and light connected and an up and over door to the front.

Directions

From Banbury Cross proceed in a northerly direction on the A361 Horsefair/North Bar Street. Continue straight ahead at the traffic light controlled crossroads staying on the A361 Southam Road. Take the second exit at the roundabout sign posted for Southam on the A423. Go straight ahead at the next roundabout and continue for approximately 1/2 mile and turn right into Bourton Road. Continue down Bourton Road to the end and turn left, follow the road along and round to the right into Thenford Way where number 16 will be found on your right hand side after a short distance.

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 services connected.

Local Authority

Cherwell District Council. Tax band D.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

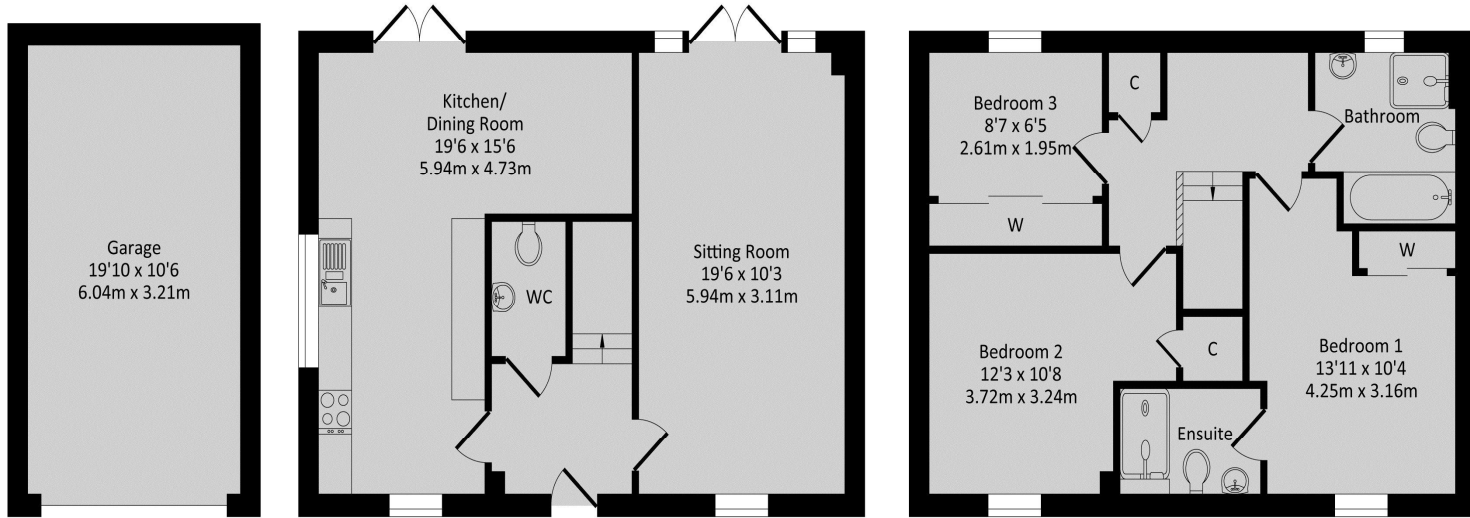
A freehold property.



Garage
 Approx. Floor
 Area 209 Sq.Ft.
 (19.40 Sq.M.)

Ground Floor
 Approx. Floor
 Area 508 Sq.Ft.
 (47.20 Sq.M.)

First Floor
 Approx. Floor
 Area 508 Sq.Ft.
 (47.20 Sq.M.)



Total Approx. Floor Area 1225 Sq.Ft. (113.80 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		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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