

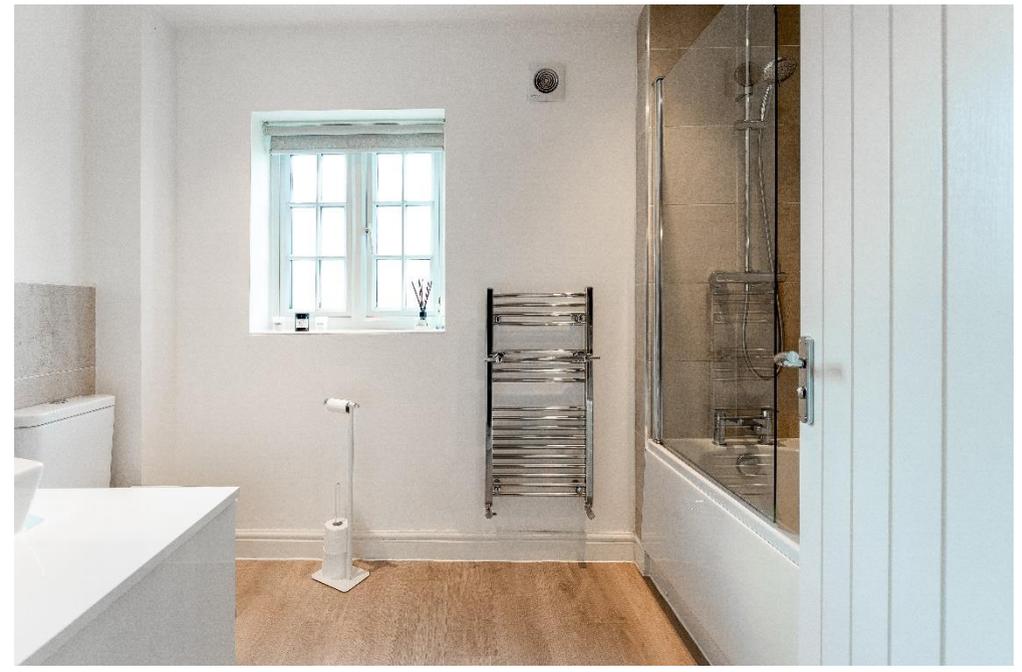


Parsons Piece  
Banbury



ROUND & JACKSON  
ESTATE AGENTS





**An exceptional family home located within this highly regarded small development on the edge of town. The property is beautifully presented throughout and has been hugely improved at great expense and with much attention to detail.**

#### The property

7 Parsons Piece, Banbury is an exceptional family home which is pleasantly located within this sought after modern development on the south side of town. The property has spacious and well balanced accommodation which is arranged over two floors and there is planning permission granted for a ground floor extension to the rear. Various improvements have recently been made which include a high quality fitted kitchen, a re-fitted cloakroom, a beautifully landscaped garden the garage has been converted in to a home office/garden room with a useful storage area. On the ground floor there is a large entrance hallway, a cloakroom/W.C, a dual aspect sitting room and a large kitchen/dining room with an adjoining utility room. On the first floor there is a central landing, a master bedroom with en-suite, three further bedrooms and a modern family bathroom. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Entrance Hallway

A spacious hallway with Amtico wood effect flooring, stairs to the first floor with a storage cupboard beneath and doors to all ground floor accommodation.

#### Sitting Room

A spacious dual aspect room with a window to the front, double doors to the garden and a modern glass fireplace with a large floating granite hearth.

#### Cloakroom

Stylishly refurbished with a high quality, traditional style high level W.C. a wash hand basin, a towel rail radiator, panelled walls, mirrored tiling and wall lights.

#### Kitchen/Dining Room

Recently re-fitted to an incredibly high standard with a "Master Class" bespoke kitchen from John Nicholls. Expertly fitted with traditional cabinetry comprising a range of wall cupboards and base units and drawers with granite work surfaces and splashbacks and an inset sink with drainer. There is a large island unit, a glass display cabinet, a wine rack, pull out recycling bin and boiling hot tap. Neff integrated appliances including a fridge/freezer, a microwave, a dishwasher, a wine fridge and a large range cooker with a mock chimney breast extractor. There are bi-folding doors to the rear garden, space for a table and chairs, Amtico flooring and a door to the utility.

#### Utility Room

Fitted wall cabinets, work surface, space and plumbing for washing machine and tumble dryer. Door to garden.

#### First Floor Landing

A central landing with a hatch to the loft space, an airing cupboard and doors to all first floor accommodation.

#### Master Bedroom

A large double bedroom with built in wardrobes, a window to the rear and a modern en-suite shower room.

#### Bedroom Two

A double room with a built in triple wardrobe and a window to the front.

#### Bedroom Three

A double room with a window to the rear.

#### Bedroom Four

A double room with a window to the front.

#### Family Bathroom

Fitted with a modern white suite comprising a panelled bath with a shower over, a wash hand basin with vanity unit and a low level W.C. Heated towel rail and wood effect flooring.



### Outside

To the rear of the property there is a large garden which has been beautifully designed and landscaped and is ideal for socialising and relaxing. There is a composite deck adjoining the house with a pathway leading to the foot of the garden where there are two recently laid paved seating areas and access to the garden room/office. There is a driveway to the rear with parking for two vehicles and an electric charging point. There is also a visitor parking space.

### Office/Garden Room

Recently converted to a high standard to create an ideal home office space or garden room. Fitted with floor to ceiling cabinets, Amtico flooring and bi-folding doors to the garden.

### 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 South Bar Street and turn right onto the Bloxham Road (A361). Continue for approximately one mile and turn left at the mini roundabout into Parsons Piece. Number 7 will be seen on your left after a short distance.

### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band E.

### Tenure

A freehold property.

### Viewing Arrangements

By Prior arrangement with Round & Jackson.

### Agents Note

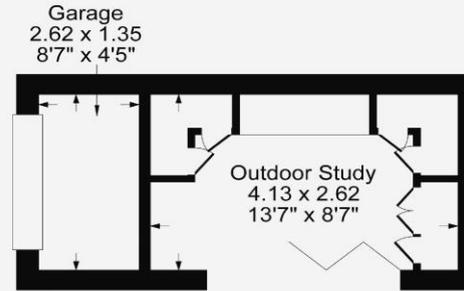
There is a yearly estate charge for the development which is currently £171.



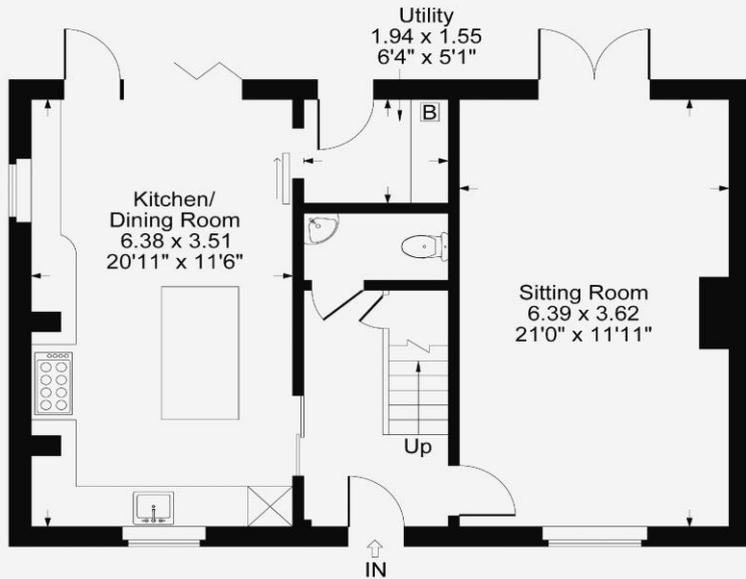


Approximate Gross Internal Area  
 Ground Floor = 59.78 sq m / 643 sq ft  
 First Floor = 59.78 sq m / 643 sq ft  
 Garage = 14.75 sq m / 159 sq ft  
 Total Area = 134.31 sq m / 1445 sq ft

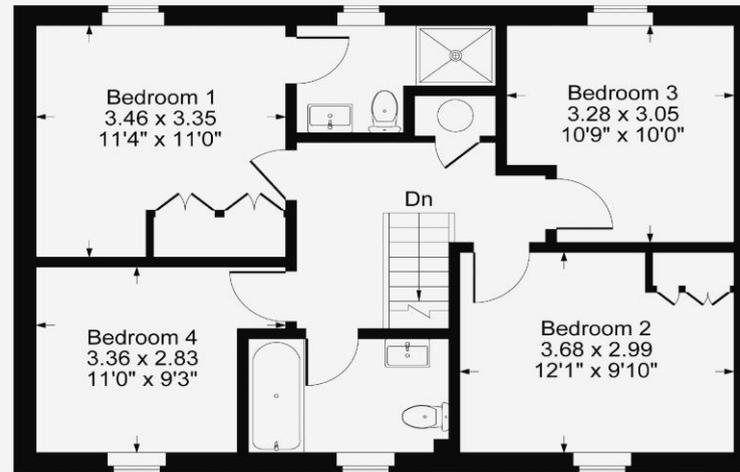
Illustration for identification purposes only,  
 measurements are approximate, not to scale.



Garage/  
Outbuilding



Ground Floor



First Floor



IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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