



Parsons Piece
Banbury



ROUND & JACKSON
ESTATE AGENTS



109 Parsons Piece

Banbury, Oxon, OX16 9GQ

£455,000

A beautifully presented four bedroom family house with spacious and well planned accommodation, located in a tucked away position within this highly sought after modern development on the south side of town.

The Property

109 Parsons Piece, Banbury is a beautifully presented family home which is pleasantly located within this highly regarded modern development constructed by Morris Homes in 2018. On the ground floor there is an entrance hallway, a cloakroom/WC, two reception rooms, a kitchen/breakfast room and a utility room. On the first floor is a master bedroom with en-suite shower room, three further bedrooms and a family bathroom. Externally there is a small garden to the front, a driveway to the side and at the rear there is a large garden which is predominantly laid to lawn.

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

Entrance Hallway

A spacious hallway with stairs to the first floor.

Cloakroom

Wash hand basin and W.C. Window to the front, radiator.

Sitting Room

A large reception room with windows to the front and side, ample space for a range of furniture and a double doorway leading to the dining room.

Dining Room

Located to the rear with a window overlooking the garden and a door to the kitchen/breakfast room.

Kitchen/Breakfast Room

Beautifully fitted with a range of modern wall mounted cabinets and base units and drawers with fitted worksurfaces. Inset one and a half bowl sink and draining board, five ring gas hob with extractor hood over, double oven, integrated dishwasher and fridge, breakfast bar, double doors to the rear and Amtico tile effect flooring.

Utility Room

Adjoining and open to the kitchen with fitted base cabinets and work surfaces, inset sink and draining board, integrated freezer, space for tumble dryer, door to the side and a wall mounted boiler.

First Floor Landing

A central landing with doors to all first floor accommodation.

Master Bedroom

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

Bedroom Two

A double bedroom with a built in triple wardrobe and windows to the front and side.

Bedroom Three

A double bedroom with a window to the rear.

Bedroom Four

A good sized single room with a window to the rear.

Bathroom

Modern white suite comprising a panelled bath with a shower over, a wash hand basin and W.C. Modern tiling, window to rear.

Outside

To the front of the property there is a small garden area with a path to the front door. To the side there is a driveway which provides off road parking and leads to the single garage. To the rear there is a large garden which is predominantly laid to lawn with a paved patio adjoining the house. There is a useful hardstanding which is an ideal space to house a shed and the garden extends beyond the neighbouring garage, proving useful additional space.

Garage

A single garage with power and light connected and a personal door to the garden.

Directions

From Banbury Cross proceed via South Bar Street and turn right onto the Bloxham Road (A361). Continue for around half a mile and turn left at the mini roundabout into Parsons Piece. Continue into the development and past the terrace of stone town houses and then take your second left hand turn where the property will be seen on your right.

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.

Services

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

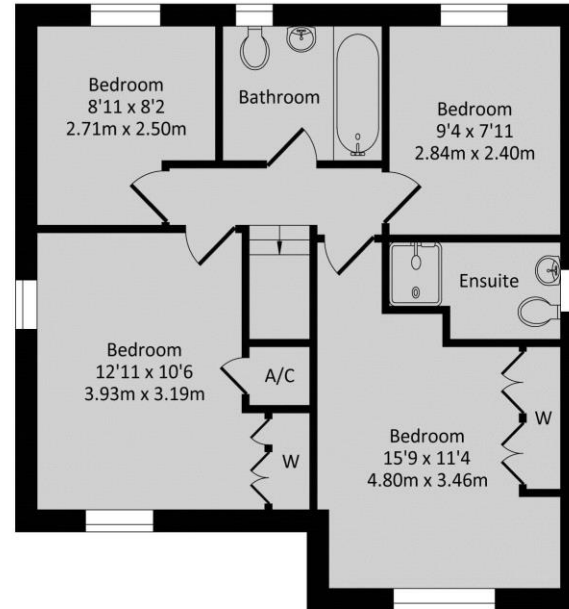
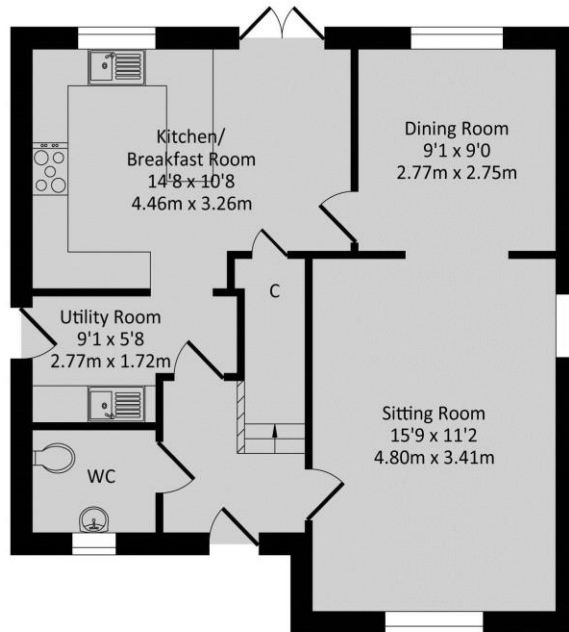
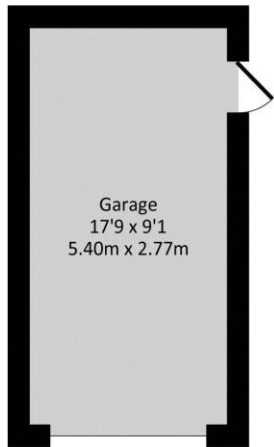
There is a yearly estate charge for the development which is currently £171.



Garage
Approx. Floor
Area 161 Sq.Ft.
(15.0 Sq.M.)

Ground Floor
Approx. Floor
Area 559 Sq.Ft.
(51.90 Sq.M.)

First Floor
Approx. Floor
Area 559 Sq.Ft.
(51.90 Sq.M.)



Total Approx. Floor Area 1279 Sq.Ft. (118.80 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		94 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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