



61 Watts Road  
Banbury, OX16 1BA



ROUND & JACKSON  
ESTATE AGENTS





**A superb and beautifully presented Davidson Homes built, four bedroom, detached family home with a double garage and a good size rear garden.**

#### The property

61 Watts Road, Banbury is a beautifully presented, four bedroom detached family home which was built in 2017 by Davidson Homes. The property has a superb open plan layout, ideal for families and the current owners have recently upgraded the kitchen. There is a good size rear garden and a large double garage with electric doors. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a welcoming hallway, W.C, Sitting room, study and a large open plan kitchen/dining room with a further utility room. On the first floor there is a large galleried landing, four double bedrooms with an en-suite to the main bedroom and there is a family bathroom. Outside to the rear there is a larger than average lawned garden and there is a double garage with driveway parking for several vehicles. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

#### Entrance Hallway

A spacious and very welcoming hallway with stairs rising to the first floor and doors leading to the ground floor rooms. There is a useful storage cupboard and high quality oak effect Amtico flooring is fitted throughout.

#### W.C

Fitted with a white suite comprising a toilet and hand basin with tiled flooring throughout.

#### Sitting Room

A spacious sitting room with two windows to the front aspect and glazed double doors leading into the dining room. There is a central fireplace with an inset flame effect electric fire fitted.

#### Study

A good size study with a window to the front aspect.

#### Kitchen Diner

An amazing, open plan entertaining space with two sets of glazed doors leading into the rear garden. The kitchen has been relaced in recent years with smart, grey fronted, Wren shaker cabinets with quality Quartz worktops and splash backs. There is an impressive breakfast bar where there is space to seat three people and the inset sink and drainer and hob are fitted within this area with further cabinets beneath. There are a range of integrated appliances including an AEG electric oven and microwave combo, a five ring Bosch induction hob, a dish washer and wine fridge and there is space for a large fridge freezer. The dining area has plenty of space for a large table and chairs and there are glazed doors leading into the sitting room. The whole area is fitted with high quality Amtico oak effect flooring and there is a door into the utility room.

#### Utility Room

A well thought out utility area with more shaker cabinets and worktop with space and plumbing for a washing machine and tumble dryer beneath. There is a cupboard housing the Logic gas fired boiler and a door leading to the side of the property.

#### First Floor Landing

A large galleried landing which looks down into the hallway beneath and has a window to the front aspect and a cupboard housing the hot water system. There are doors leading to all the first floor rooms and there is a loft hatch to the roof space.

#### Main Bedroom

A good size double bedroom with a bay window to the front aspect and a range of quality fitted wardrobes to two walls. There is a door leading into a well fitted en-suite shower room which is fitted with a large shower cubicle, a toilet and a wash basin. There are attractive tiled splash backs and tiled flooring and there is a heated towel rail with a window to the side aspect.

#### Bedroom Two

A good size double bedroom with a window to the front aspect and quality fitted wardrobes to one wall.

#### Bedroom Three

A large double bedroom with a window to the rear aspect.



#### Bedroom Four

A double bedroom with fitted wardrobes and a window to the front aspect.

#### Family Bathroom

A modern four piece white suite comprising a panelled bath, shower cubicle, toilet and wash basin. There is a hand held shower head over the bath and there is a heated towel rail fitted. The bathroom has attractive tiling to the walls and floor area and there is a window to the rear aspect.

#### Outside

To the rear of the property there is a larger than average, westerly facing lawned garden with a patio area adjoining the house and gated access onto the driveway. There are established shrubs and bushes and there is an area behind the garage which would be ideal for a shed. To the side of the property there is a driveway with parking for several vehicles which leads to a large double garage with power, lighting and electric door. The garage is currently being used as a gym and has Resincoat painted flooring. To the front of the property there is low maintenance gravelled garden with planted shrub borders and a pretty picket fence surrounding with gate.

#### Situation

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 complex, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east. Banbury railway station 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. There is a local supermarket a short walk from the property. The local area provides a range of primary and secondary schools; with NOA and Hanwell Fields Academy both only a mile away.

#### Directions

From Banbury Cross proceed in a northerly direction via Horsefair and North Bar Street. At the traffic light controlled cross roads, turn left on the Warwick Road, B4100. Follow this road towards the outskirts of the town and at the fifth roundabout turn right onto Dukes Meadow Drive. Turn left at the second roundabout into Watts Road where Number 61 will be found on your left hand side after a short distance.

#### Services

All mains services connected. The gas fired boiler is located in the utility room.

#### Local Authority

Cherwell District Council. Tax band E.

#### Viewing Arrangements

By prior arrangement with Round & Jackson

#### Tenure

A freehold property.

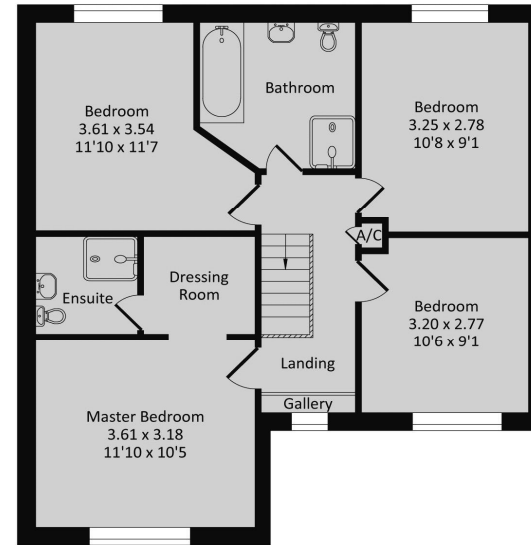
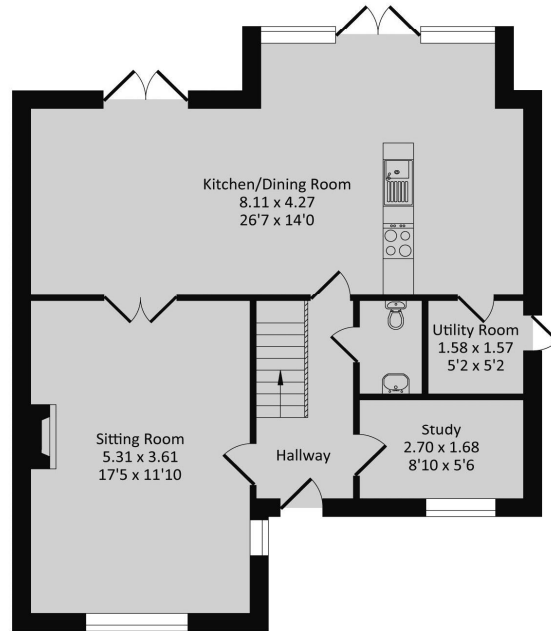
Guide price  
**£525,000**



Garage  
Approx. Floor  
Area 287 Sq.Ft.  
(26.70 Sq.M.)

Ground Floor  
Approx. Floor  
Area 978 Sq.Ft.  
(90.90 Sq.M.)

First Floor  
Approx. Floor  
Area 643 Sq.Ft.  
(59.70 Sq.M.)



Total Approx. Floor Area 1908 Sq.Ft. (177.30 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	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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