



6 Cawse Street
Banbury



ROUND & JACKSON
ESTATE AGENTS

www.roundandjackson.co.uk

6 Cawse Street

Banbury, OX16 9FH

£380,000

A very well presented Barratts built four bedroom family home with a larger than average rear garden and located on the popular Longford Park phase four development, next to the Oxford canal.

The Property

6 Cawse Street, Banbury is a Barratts built family home which was constructed in 2019. The property is located within the popular, Phase 4 Longford Park development and is within easy walking distance to the train station and town centre. The development is situated alongside the Oxford canal and there are pleasant countryside views and walks on the doorstep. The property has around 5 years remaining on the NHBC warranty and offers very versatile living accommodation throughout and has a larger than average rear garden. The living accommodation is arranged over three floors and is well laid out. On the ground floor there is a hallway, W.C, bedroom four/study and there is a spacious kitchen diner. On the first floor there is a main bedroom with en-suite and a sitting room and on the second floor there are two large bedrooms and a bathroom. Outside there is a larger than average, south east facing, lawned garden with a wooden workshop and there is driveway parking for at least two vehicles to the side. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

Doors leading to all the ground floor accommodation and stairs rising to the first floor. Tiled flooring throughout and a large built-in storage cupboard which houses the Ideal gas fired combination boiler.

Bedroom Four/Study

A versatile room which could be used as a fourth bedroom or study with a window to the front aspect.

W.C

Fitted with a white suite comprising a toilet and hand basin with attractive tiled splash backs and wood effect vinyl flooring throughout.

Kitchen/Diner

A spacious, open plan family area. The kitchen is fitted with a range of white gloss cabinets with worktops over and white tiled splash backs and there are a range of integrated appliances including; a fridge freezer, a dishwasher, a washing machine, an electric oven and a four ring gas hob with extractor hood above. There is an inset one and a half bowl sink with drainer and tiled flooring throughout. The kitchen continues through to the spacious dining area where there is space for a table and chairs and also a sofa and there are double doors leading into the garden. The tiled flooring continues and there is a useful under stairs storage cupboard.

First Floor Landing

Stairs rising to the second floor with doors leading into the sitting room and main double bedroom.

Sitting Room

A pleasant sitting room which could also be used as a double bedroom with a window and double doors with a Juliet balcony to the front aspect.

Bedroom One

A good sized main bedroom with two windows to the rear aspect and a door leading into the en-suite. The en-suite is fitted with a white suite comprising a large shower cubicle, a toilet and a wash basin. There are attractive tiled splash backs and there is a window to the side aspect, a heated towel rail and there is wood effect vinyl flooring throughout.

Second Floor Landing

Doors leading to the second floor rooms and a loft hatch to the roof space.

Bedroom Two

A very large double bedroom with two windows to the front aspect and a built-in storage cupboard.



Bedroom Three

A spacious double bedroom with two windows to the rear aspect and a built-in storage cupboard.

Family Bathroom

Fitted with a white suite comprising a panelled bath with a rainfall and mixer shower over, a toilet and a wash basin. There is a window to the side aspect and wood effect vinyl flooring throughout.

Outside

To the rear of the property there is a much larger than average, lawned garden with a paved patio adjoining the house and further sleeper edged, gravelled section leading to a decked seating area. There are outside power points and lighting throughout the garden and an outside tap is fitted. There is a large wooden shed/workshop with power and lighting and gated access to the front of the property and driveway to the side. The driveway provides parking for at least two vehicles and to the front of the property there is a low maintenance gravelled garden with a pathway to the front door.

Directions

Directions From Banbury Cross proceed along South Bar and into the Oxford Road. Continue past the hospital and Sainsbury's supermarket the bear left before the flyover bridge and then left again at the roundabout onto Bankside Continue along Bankside and then take the first road on the right into Caldwell Road. Continue to the end of the road and turn left onto Cawse Street where Number 6 will be found on your right hand side.

Situation

Bodicote is a popular and thriving village lying approximately a mile and a half South of Banbury. It has a community feel with such groups as The Bodicote Cricket Club and Bodicote Players Amateur Dramatics Group. Within the village amenities include a Post Office/shop, two farm shops, two public houses, an Indian restaurant, Bishop Loveday Church of England Primary School, village hall, Banbury Rugby Club, Kingsfield sports and recreation area with children's playground, Bannatyne's Health and Leisure Club, and a bus service to and from the town centre. Longford Park is a popular and relatively new development which is located on the eastern side of the village. There are many amenities which include the beautiful country park with meandering pathways to the the canal, a community hall, the Longford Park primary school, football pitches and sports pavilion and there is provision for retail units.

Services

All mains services connected. The gas fired boiler is located in the hallway cupboard.

Local Authority

Cherwell District Council. Tax band D.

Tenure

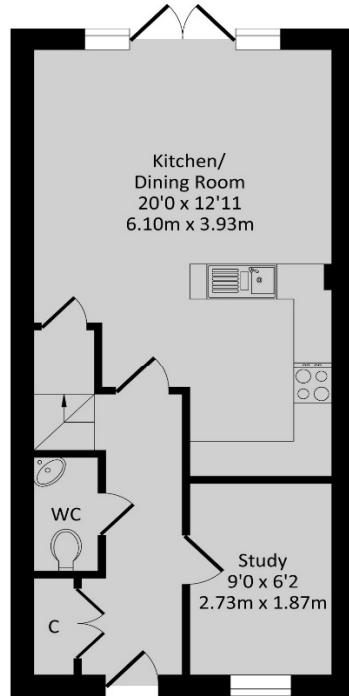
A freehold property.

Viewing Arrangements

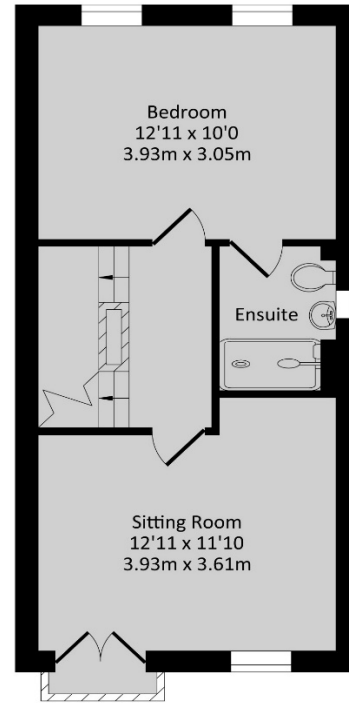
By Prior arrangement with Round & Jackson.



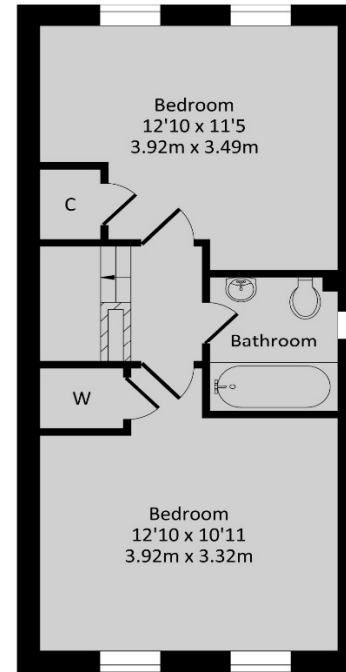
Ground Floor
Approx. Floor
Area 378 Sq.Ft.
(35.10 Sq.M.)



First Floor
Approx. Floor
Area 378 Sq.Ft.
(35.10 Sq.M.)



Second Floor
Approx. Floor
Area 378 Sq.Ft.
(35.10 Sq.M.)



Total Approx. Floor Area 1134 Sq.Ft. (105.30 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		95 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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