



George Parish Road  
Banbury, Oxon, OX16 0FN



ROUND & JACKSON  
ESTATE AGENTS





**A spacious and beautifully presented four bedroom detached family house located on this sought after modern development on the northern outskirts of town and close to a wide range of amenities.**

#### The Property

Banbury Rise is a highly regarded new development which is located on the northern side of town close and is close to primary and secondary schooling and a wide range of amenities. 30 George Parish Road, Banbury is a fantastic, detached family house which has spacious and beautifully presented accommodation which is arranged over two floors. On the ground floor there is an entrance hallway, a large sitting room, an open plan kitchen/dining room with access to the utility room, cloakroom and rear garden. On the first floor there is a open central landing, master bedroom with en-suite shower room, three further good sized bedrooms and a beautifully fitted family bathroom. Planning permission has been granted for a single storey extension to the rear, garage conversion to provide a study/family room and loft conversion for an additional bedroom and en-suite. Outside there is a south facing garden, a driveway and a large single integral garage.

We have prepared a floorplan to show the room sizes and layout.

Some of the main features include:

#### Entrance Hallway

Main entrance door to the front, stairs to first floor, doors to the sitting room, garage and kitchen/diner.

#### Sitting Room

A bright and spacious reception room with a box Bay window to the front, an inset electric place and media wall.

#### Kitchen/Diner

A large open plan room with tiled flooring and double doors to the rear garden. The kitchen is well fitted with modern, cream shaker style eye level cabinets and base units and drawers with work surfaces over and attractive tiled splashbacks. There is an inset one and half bowl sink and draining board, integrated fridge/freezer, dishwasher, double oven and four ring electric hob with extractor hood over. There is also ample space for a large dining table and chairs and a doorway to the utility room.

#### Utility Room

Fitted with eye level cabinets, work top, tiled splashbacks and cupboard beneath with space and plumbing for a washing machine and tumble dryer. There is a door to the side of the property and further door leading into;

#### W.C

Wash hand basin, W.C and a window to the rear aspect.

#### First Floor Landing

A central landing with access to all first floor accommodation and a useful storage cupboard.

#### Master Bedroom

A good sized double bedroom with a fitted air conditioning unit, fitted mirror fronted wardrobes, an attractive panelled wall, window to the rear and door to;

#### En-Suite

Double shower cubicle, wash hand basin, W.C with a window to the side aspect.

#### Bedroom Two

A double bedroom with a window to the front aspect.

#### Bedroom Three

A double bedroom with a window to the rear aspect.

#### Bedroom Four

A double bedroom with a window to the front aspect.



#### Family Bathroom

Fitted with a white suite comprising a panelled bath with mixer shower, large shower cubicle, W.C and wash hand basin. There is a heated towel rail and attractive tiled splashback and flooring.

#### Integral Garage

A good sized single garage with roller door to the front and fitted with power and lighting. There has been planning permission granted to converted to an additional reception room.

#### 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.

#### Directions

From Banbury Cross proceed in a northerly direction via North Bar street and turn left at the cross roads traffic lights into the Warwick road. Continue for approximately one and a half miles passing over two roundabouts and at the traffic lights at the Barley Mow Public house turn left onto the Stratford Road. Take the next left hand turn into Bretch Hill and then the second right into George Parish Road. Bear right and continue bearing right again where number 30 will be found on your right hand side.

#### Services

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

#### Local Authority

Cherwell District Council. Tax band E.

#### Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

#### Tenure

A Freehold property.

#### Agents Note

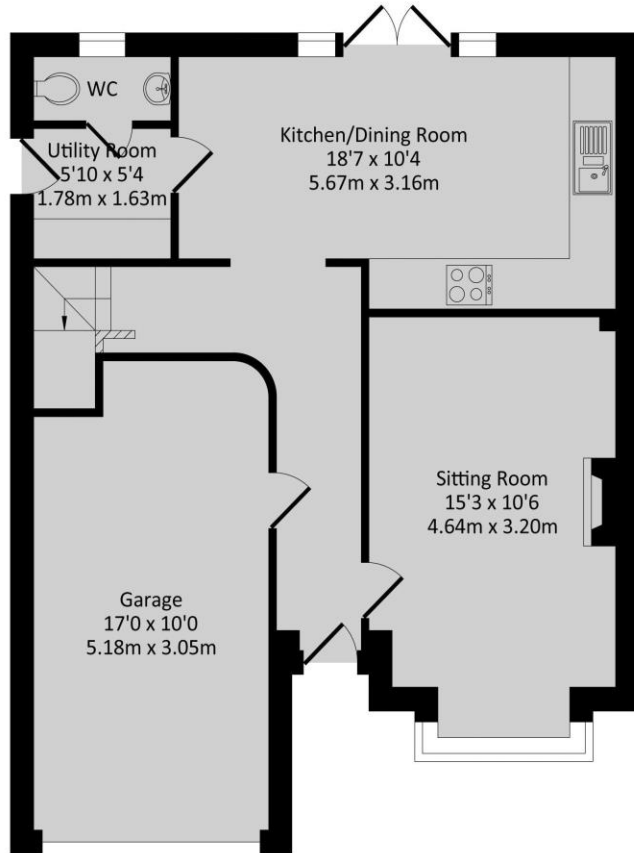
More information regarding the planning permission is available upon request or can be viewed on-line - <https://planningregister.cherwell.gov.uk/Planning/Display/24/00524/CLUP#undefined>

We understand that there is an annual estate charge of £180.

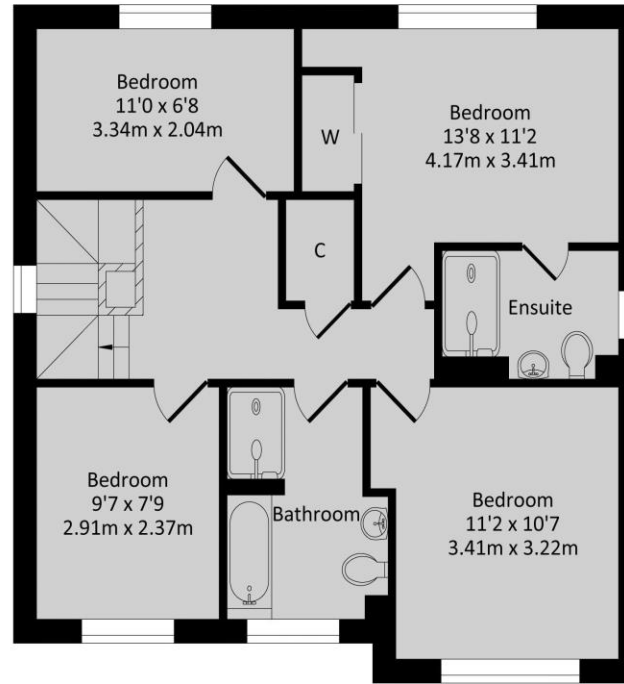
**Asking price: £425,000**



Ground Floor  
Approx. Floor  
Area 704 Sq.Ft.  
(65.40 Sq.M.)



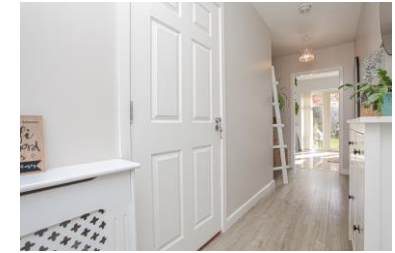
First Floor  
Approx. Floor  
Area 617 Sq.Ft.  
(57.30 Sq.M.)



Total Approx. Floor Area 1321 Sq.Ft. (122.70 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.



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