



George Parish Road  
Banbury



ROUND & JACKSON  
ESTATE AGENTS

[www.roundandjackson.co.uk](http://www.roundandjackson.co.uk)



# 15 George Parish Road

Banbury, OX16 0FN

£350,000

A very well presented three bedroom detached family home built in 2017 by Bloor Homes and holding a favourable position with open parkland views and benefitting from a larger than average driveway and single garage.

## The Property

15 George Parish Road, Banbury is a very well presented, three bedroom detached family home which benefits from having a larger than average driveway, a single garage and the property holds a favourable position overlooking parkland. The property was built by Bloor Homes in 2017 and still has around 4 years remaining of the NHBC warranty. The current owner has fibre broadband to the premises at speeds of over 900 Mbps. 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 and a kitchen diner overlooking the rear garden. On the first floor there is a landing area, three bedrooms, with en-suite to the main bedroom, and there is a family bathroom. Outside to the rear there is a good sized and very private lawned garden and to the side there is a larger than average driveway which provides parking for three vehicles and there is a good sized single garage with power and lighting. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

## Entrance Hallway

A spacious and welcoming hallway with doors leading to all the ground floor rooms and there is a large and very useful understairs cupboard which currently houses a tumble dryer and there is a further built-in shelved cupboard. There is attractive tiled flooring throughout.

## W.C

Fitted with a modern white suite comprising a toilet and hand basin and there is a built-in mirror fronted storage cupboard with a further storage cupboard as well. The quality tiled flooring from the hallway continues.

## Sitting Room

A spacious and very bright and airy sitting room with a bay window to the side aspect and further window to the front aspect.

## Kitchen Diner

A very bright and well arranged kitchen diner with windows to the side and rear with french doors leading into the garden. The kitchen is fitted with a range of fronted cabinets with worktops over. There are a range of integrated Bosch appliances including a washing machine, a dish washer, a fridge freezer, an electric oven and a four ring electric hob with extractor hood above. There is a one and a half bowl sink with drainer and the tiled flooring from the hallway continues throughout. The dining area has plenty of space for a table and chairs and there is a wall mounted Ideal combination gas fired boiler for the heating and hot water system.

## First Floor Landing

Doors leading to all the first floor rooms and there is a good sized built-in shelved storage cupboard. Loft hatch to the roof space which isn't boarded and doesn't have a light or ladder.

## Three Bedrooms

Bedroom one is a good sized double bedroom with a window to the rear aspect giving pleasant views across parkland. There are mirror fronted fitted wardrobes and there is a door leading into the en-suite shower room. The en-suite is fitted with a white suite comprising a large shower cubicle, a toilet and a wash basin and there is good quality wood effect flooring fitted and there is a window to the front aspect. Bedroom two is a double bedroom with dual aspect windows to the front and side aspects, again, giving pleasant parkland views. Bedroom three is a good sized single bedroom with a window to the side aspect.

## Family Bathroom

Fitted with a modern white suite comprising a panelled bath, toilet and wash basin with attractive tiled splash backs. There is a window to the front aspect.

### Outside

To the rear of the property there is a good sized and very private lawned garden with a paved patio adjoining the house and there is a further seating area to one side with a pretty wooden pergola above. The garden has established plant and shrub borders and there is gated access onto the driveway. The garden also benefits from having several outdoor electrical sockets and lighting fitted and there is also a really useful hot and cold water tap. To the side of the property there is a driveway which provides parking for up to three vehicles and the driveway gives access to the garage. To the front of the property there is a central pathway which leads to a canopy porch with scattered slate borders to both sides with pretty iron railings surrounding the front.

### Garage

A good sized single garage with power and lighting and an up-and-over door leading onto the driveway. The garage offers potential storage options within the roof space.

### 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 in into Bretch Hill and then the second right into George Parish Road. Follow the road ahead and bear right where Number 15 will be found immediately on your left hand side fronting the parkland.

### 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.

### Services

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

### Local Authority

Cherwell District Council. Tax band D.

### Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

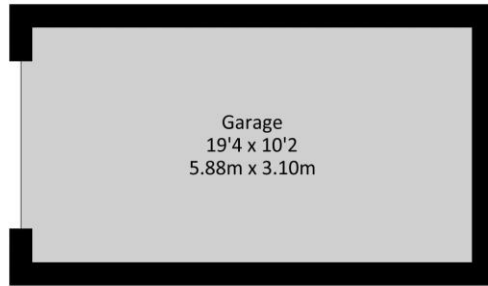
### Tenure

A Freehold property.

### Agents Note

There is an estate charge for the development which is currently paid twice annually, the most recent charge was £82.31.



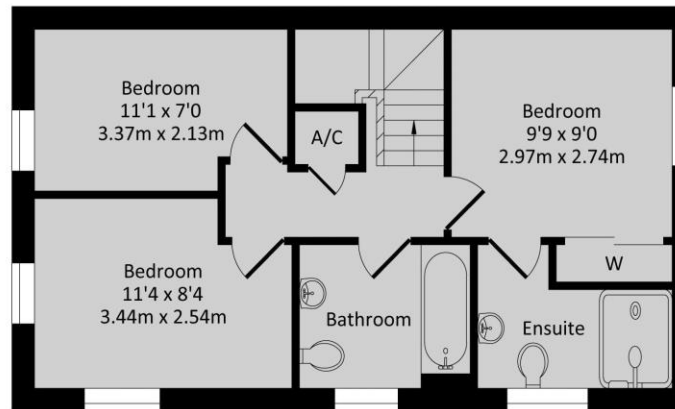
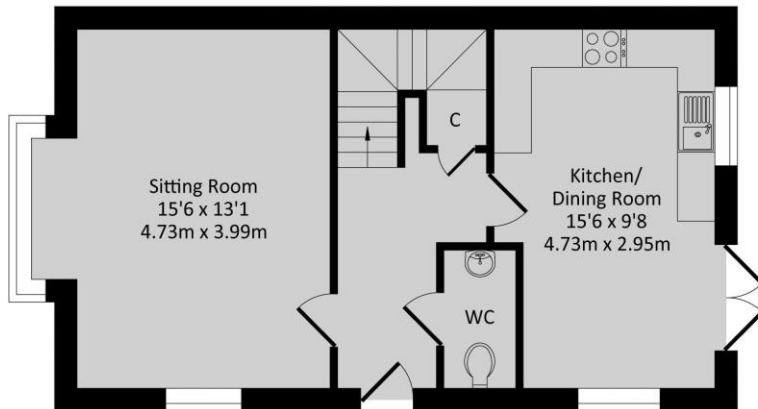


Garage  
Approx. Floor  
Area 196 Sq.Ft.  
(18.20 Sq.M.)



Ground Floor  
Approx. Floor  
Area 446 Sq.Ft.  
(41.40 Sq.M.)

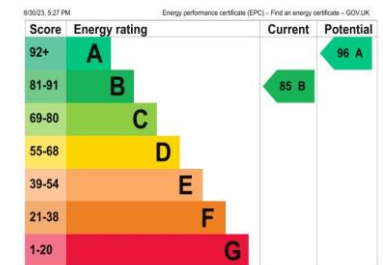
First Floor  
Approx. Floor  
Area 434 Sq.Ft.  
(40.30 Sq.M.)



Total Approx. Floor Area 1076 Sq.Ft. (99.90 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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