

Parsons Piece  
Banbury

  
ROUND & JACKSON  
ESTATE AGENTS

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# 25 Parsons Piece

Banbury, OX16 9GQ

£395,000

A beautifully presented and extended three bedroom detached Morris built family home with a garage and driveway parking and a private westerly facing rear garden.

## The Property

25 Parsons Piece, Banbury (The Dunham Special) is a beautifully presented, three bedroom, detached family home which was built by Morris Homes in 2016 and has been owned by the current vendors from new. The property looks out over a small green and has been extended on the ground floor, to the rear, with a good sized conservatory with an insulated, composite tiled roof, making it a very usable space all year round. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a hallway, W.C., sitting room, kitchen diner and conservatory. On the first floor there is a landing, three bedrooms with an en-suite to the main bedroom, and a family bathroom. Outside to the rear there is a private, westerly facing lawned garden and there is a single garage with driveway parking for at least two vehicles. The property is located on a very quiet road within this popular development. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

## Entrance Hallway

Stairs rising to the first floor and doors leading into the ground floor rooms. There is a useful understairs cupboard and quality Amtico wood effect flooring throughout.

## Sitting Room

A good sized, bright and airy sitting room with dual aspect windows to the front and side aspects.

## W.C

Fitted with a white suite comprising a toilet and hand basin, with vanity storage cupboard beneath and attractive tiled splash backs. There is a window to the side aspect and the Amtico wood effect flooring from the hallway continues.

## Kitchen Diner

A spacious open plan entertaining space with a sliding door leading into the conservatory. The kitchen area is fitted with a range of grey and white, gloss fronted units with high quality Quartz worktops over. There is a ceramic sink, with boiling water tap fitted, and a window overlooking the rear garden and there are a range of quality integrated Neff appliances including a fridge freezer, dish washer, double electric oven, five ring gas hob and extractor hood. There is also an integrated AEG washer dryer and a wall mounted Potterton gas fired boiler. The kitchen flows nicely into the dining area and the quality wood effect Amtico flooring continues from the hallway.

## Conservatory

A really useful addition to the property which was added around 3 years ago. There is a composite tiled roof which is insulated and there are two Velux type roof windows and doors leading into the garden. There is a wall mounted electric heater and tiled flooring throughout.

## First Floor Landing

Doors leading to all first floor rooms and a window to the side aspect. There is a useful built-in shelved storage cupboard and there is a loft hatch to the roof space which has a light, ladder and power.

## Bedroom One

A large master bedroom with a window to the front aspect, laminate flooring and a door leading into an en-suite shower room with W.C. The en-suite is fitted with a modern suite comprising a shower, toilet and hand basin. There is attractive tiled splash backs, a window to the side aspect and quality LVT flooring throughout.

## Bedroom Two

A large double bedroom with a window to the rear aspect and wood effect laminate flooring throughout.



### Bedroom Three

A single bedroom with a window to the rear aspect, built-in wardrobe and quality wood effect laminate flooring throughout.

### Family Bathroom

A good sized bathroom which is fitted with a white suite comprising a panelled bath, toilet and wash basin. There are attractive tiled splash backs, tiled flooring and there is a heated towel rail and a window to the front aspect.

### Garage

A good sized single garage with power and lighting and up-and-over door leading onto the driveway.

### Outside

To the rear there is a private, westerly facing lawned garden with a paved patio adjoining the house and further decked area behind the garage. There are established plant and shrub borders and there is gated access to the driveway. To the other side of the property there is a useful paved area ideal for wheelie bin storage. To the front of the property there is a further lawned garden with planted borders and a tarmac driveway for two vehicles.

### 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. Follow the road ahead and bear left just before the green where number 25 will be found on your left hand side.

### 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.

### 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 £171.00 which covers all the communal areas including lighting to footpaths.



Garage  
Approx. Floor  
Area 194 Sq.Ft.  
(18.0 Sq.M.)

Ground Floor  
Approx. Floor  
Area 586 Sq.Ft.  
(54.40 Sq.M.)

First Floor  
Approx. Floor  
Area 483 Sq.Ft.  
(44.90 Sq.M.)



**Total Approx. Floor Area 1263 Sq.Ft. (117.30 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.



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92+	A		94   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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