



79 Parsons Piece, Banbury, Oxon OX16 9GQ
Guide Price £600,000

**Stanbra
Powell**

Estate Agents
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Property Lettings





An executive detached family home providing excellent size accommodation over three floors located at the end of a private drive overlooking the Salt Way.

Entrance hall | Cloakroom | Living room | Open plan kitchen/dining/family room | Utility | Study | Three first floor double bedrooms two with en-suites | Family bathroom | Two further double bedrooms and shower room to second floor | Generous size rear garden | Garden to front | Detached double garage | Parking for four vehicles

Offering generous size accommodation over three floors an impressive five bedroom detached house benefiting from a larger than average rear garden, double garage and driveway. The property can be found located on this sought after development on the western edge of Banbury.

Ground Floor

Canopy porch.

Front door.

Entrance hall: Stairs rising off to first floor. Alarm system. Amtico flooring into kitchen/dining room. Large understairs store area.

Cloakroom: Contemporary white suite comprising of low level WC and wall mounted handbasin. Tiling to splashback areas. Extractor.

Living room: Feature walk-in bay window to front aspect. Window to side aspect.

Study: Window to front aspect.

L-shaped kitchen/dining/family room.

Kitchen: Comprehensive range of high gloss contemporary wall and base units. Inset one and a half stainless steel sink unit and drainer. Five ring Neff gas hob with extractor over. Integrated Neff double oven and microwave, fridge/freezer and Neff dishwasher. Recessed spotlights.

Dining/family area with feature bi-fold doors giving access to garden. Window to side aspect. Areas for both dining and sofas.

Utility room: Matching wall and base units. Cupboard housing gas boiler. Inset sink unit and drainer. Free space for washing machine. Space for tumble dryer. Door to side aspect.

First Floor

Spacious landing: Window to front aspect. Airing cupboard for storage and housing hot water tank.

Bedroom two: Fitted wardrobes. Dual aspect room. Window to side and rear. Door through to **en-suite:** Fully tiled double depth shower cubicle, handbasin and low level WC. Radiator. Recessed spotlights. Extractor.

Master bedroom: Double glazed window to front aspect. Walk through dressing area with comprehensive fitted wardrobes to both sides. Door to **en-suite:** Panelled bath with shower over, his and hers wall mounted handbasin with inset vanity unit and low level WC. Complementary tiling. Extractor. Recessed spotlights. Window to front.

Bedroom three, currently used as office: Double dual aspect room with window to front and side with views onto Salt Way.

Family bathroom: Comprising of panelled bath with mix shower over, pedestal handbasin and low level WC. Predominately tiled splashbacks. Window to rear. Extractor.

Second Floor

Landing: Velux window.

Bedroom four and five: Generous double bedrooms with windows to rear. Radiators.

Shower room: Fully tiled shower cubicle, handbasin and low level WC. Tiling to splashback areas. Extractor. Vinyl flooring.

Outside

Rear garden: Generous size rear garden, well stocked. Predominately laid to lawn. Patio area. Brick wall and fencing to boundaries giving a good degree of privacy. Access front to back via pathway. Outside tap. The owners have stocked with attractive deep shrub and tree borders.

Front: Located at the end of a private drive the front of property has parking for three/four vehicles giving access to a double garage. Paved pathway to front door. Lawned area. Well stocked hedge and shrub borders. Hedge for privacy. Traditional wooden fence. The property overlooks a pathway leading to Salt Way. Gated side access and pathway leading to side, giving access to side, rear and double garage.

Detached double garage to side of the property. Pitched roof. Two up and over doors. Door to rear.

Services: All Council Tax Banding: G
Authority: Cherwell District Council



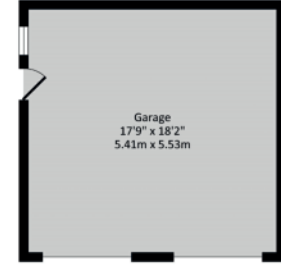




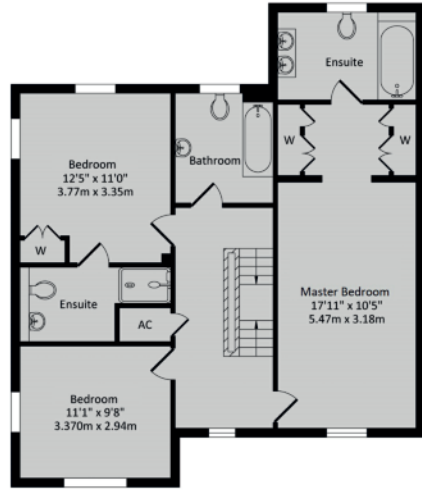
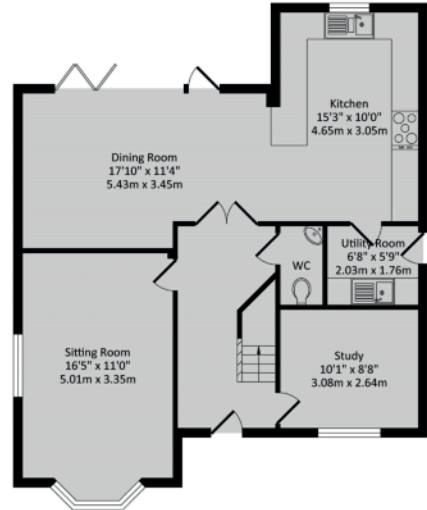
Ground Floor
814 sq.ft. (75.6 sq.m.) approx.

First Floor
806 sq.ft. (74.9 sq.m.) approx.

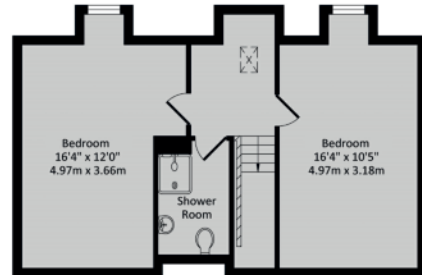
Garage
322 sq.ft. (29.9 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		93
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



Second Floor
487 sq.ft. (45.2 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 2429 sq.ft. (225.6 sq.m.) approx.
 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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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