



168 Parsons Piece, Banbury, Oxon OX16 9GW
£670,000

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Located at the end of a private road within this sought after development on the western edge of Banbury, a substantial five bedroom, three storey executive home occupying generous plot.

Entrance hall | Living room | Study | Cloakroom | Open-plan kitchen/dining/family room | Utility | Master bedroom with dressing area and en-suite | Bedroom two with en-suite, plus further double bedroom | Family bathroom | Two bedrooms to second floor | Second floor shower room | Double garage | Driveway | Generous size established rear garden | Gas central heating

Located on the sought after Victoria Park development, a substantial five bedroom three storey detached house built to a high specification approximately 5 years ago providing spacious and versatile accommodation throughout.

Ground Floor

Porch. Front door.

Entrance hall: Stairs rising to first floor. Bespoke understairs storage. Amtico flooring. Thermostat for heating. Key pad alarm system.

Cloakroom: Wall hung handbasin and low level WC. Tiling to splashback areas. Extractor fan.

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

Study: Double glazed window to front aspect.

From the hallway double doors giving access to L-shaped kitchen/dining/family room.

Kitchen/dining/family room: Comprehensive range of contemporary Shaker style wall and base units. Ample Quartz work surfaces. Integrated stainless steel 5 ring Neff gas hob with extractor fan over. Integrated Neff double oven and grill. Integrated Neff fridge/freezer. Integrated Neff dishwasher. Recessed spotlights. Window overlooking garden. Bi-fold doors giving access to the garden. Amtico flooring.

Utility: Amtico flooring. Matching wall and base units. Cupboard housing Potterton Pro-Max gas boiler for domestic hot water and central heating. Matching work surfaces. Stainless steel inset sink unit and drainer. Free space and plumbing for washing machine and tumble dryer. Extractor fan. Door giving access to garden.

First Floor

Landing: Stairs rising off to second floor.

Master bedroom: Generous double bedroom to front aspect. Dressing area and fitted wardrobes. Door to en-suite.

En-suite: Panelled bath, separate double width fully tiled shower cubicle, his and hers wall hung handbasin with inset vanity units and low level WC. Tiling to splashback areas. Heated towel rail. Amtico flooring. Recessed spotlights. Extractor fan.

Bedroom two: Generous double bedroom to rear aspect overlooking garden. Range of fitted wardrobes. Door to en-suite.

En-suite: Contemporary white suite comprising of pedestal handbasin, low level WC and fully tiled shower cubicle. Heated towel rail. Recessed spotlights. Extractor fan. Amtico flooring.

Bedroom five: Generous double bedroom to front aspect.

Family bathroom: White suite comprising of panelled bath with thermostatic shower unit over, pedestal handbasin and low level WC. Tiling to splashback areas. Heated towel rail. Amtico flooring.

Second Floor

Access to loft. Velux window to rear. Landing area currently used as a small office. Airing cupboard housing hot tank and immersion heater.

Bedroom four: Generous double bedroom to rear aspect.

Bedroom three: Generous double bedroom to rear aspect. Fitted wardrobes.

Shower room: Fully tiled shower cubicle with thermostatic shower, pedestal handbasin and low level WC. Tiling to splashback areas. All sanitary ware is Roca. Amtico flooring. Heated towel rail. Extractor fan. Recessed spotlights.

Outside

Rear garden: Fully enclosed by close board and fencing. Laid to lawn. Feature porcelain patio with inset LED lighting. Further patio area with timber pergola. Areas laid to shingle. Outside tap. Outside lights. The garden measures approximately 55 ft in length. Access front to back via pathway and gate.

Front: Porcelain pathway to front door. Areas laid to shingle. **Detached double garage:** Pitched roof, remote control roller door. Light and power connected.

Attached to the garage is a useful shed of timber construction.

Block paved driveway: Providing off road parking for two vehicles.

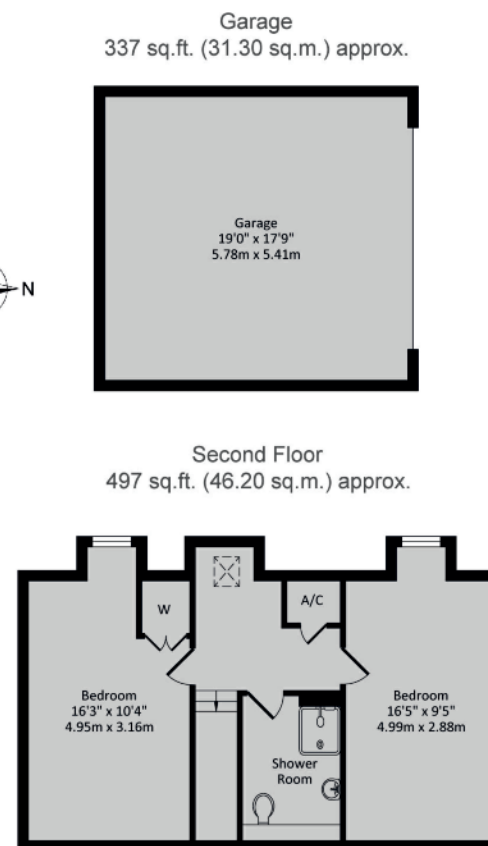
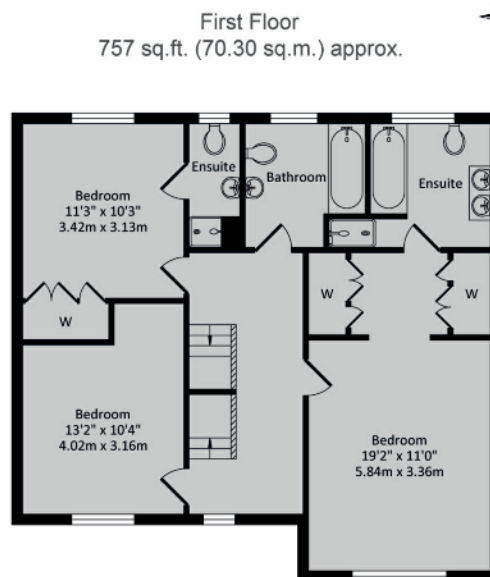
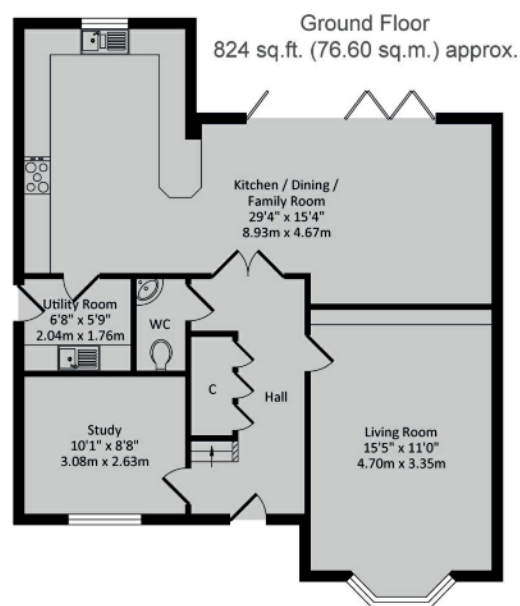




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		90
B (81-91)	85	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

TOTAL APPROX. FLOOR AREA 2415 sq.ft. (224.40 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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