



Laburnum Grove
Banbury



ROUND & JACKSON
ESTATE AGENTS



Moonrakers, Laburnum Grove

Banbury, Oxon, OX16 9DP

£625,000

A beautifully presented and greatly extended four bedroom detached family home located on this highly regarded residential neighbourhood on the south side of town.

The Property

Moonrakers is a superb and unique family house which is located at the end of this popular no through road on the south side of town. The property is beautifully presented throughout, has been greatly extended and is located close to a wide range amenities. On the ground floor there is a central hallway, a spacious sitting room with double doors onto a conservatory, a superb open plan modern kitchen/dining/family room and a very large additional reception room with access to the garden.

Kitchen/Dining/Family Room

A superb open plan modern room. The kitchen is fitted with high quality shaker style cabinets with granite work surfaces over and matching wall cabinets. There is an inset sink and drainer, an induction hob with a double oven beneath and an extraction hood over, integrated fridge, freezer, dishwasher and washing machine. There are two windows and a door to the rear and within the dining/family area there is ample space for a range of furniture.

Games/Family Room

A very large reception room which has a range of uses. Solid wood flooring, window to the front and double doors to the garden.

First Floor Landing

A split landing with access to all first floor accommodation.

Master Bedroom

A double bedroom with a window to the rear and an en-suite shower room.

Bedroom Two

A double room with a window to the rear.

Bedroom Three

A double bedroom with built in wardrobe and a window to the rear.

Bedroom Four

A good sized room with a window to the front.



On the first floor there are four double bedrooms, the master bedroom has an en-suite shower room and there is also a modern family bathroom. Outside there is a large driveway to the front and side, a garage to the side and to the rear there is a large private lawned garden.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A central hallway with oak flooring, a useful storage cupboard and stairs to the first floor.

Sitting Room

A large sitting room with a gas fired fireplace, a window to the front and double doors to the conservatory.

Conservatory

A useful additional room with wood effect flooring and a door to the garden.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath with a shower over, a WC and a wash hand basin with vanity unit.

Outside

To the front of the property there is a block paved driveway with parking for several vehicles and which extends to the side where there is a large garage. To the rear there is a private landscaped garden which is predominantly laid to lawn with a large paved seating area and a timber summer house.

Directions

From Banbury Cross proceed via South Bar and into the Oxford Road. Continue for approximately half of a mile past our offices and Sainsbury's supermarket then turn right into Grange Road. Just before the end of the road turn left into Timms Road then right at the T-junction into Beaconsfield Road. Take the first road on the left into Mayfield Road and continue to the T junction and then turn left where the property will be found at the end of the road.

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 the Town and many places of historical interest are within easy reach.

Services

All mains services connected. A new boiler was installed on 2021.

Local Authority

Cherwell District Council. Tax band D.

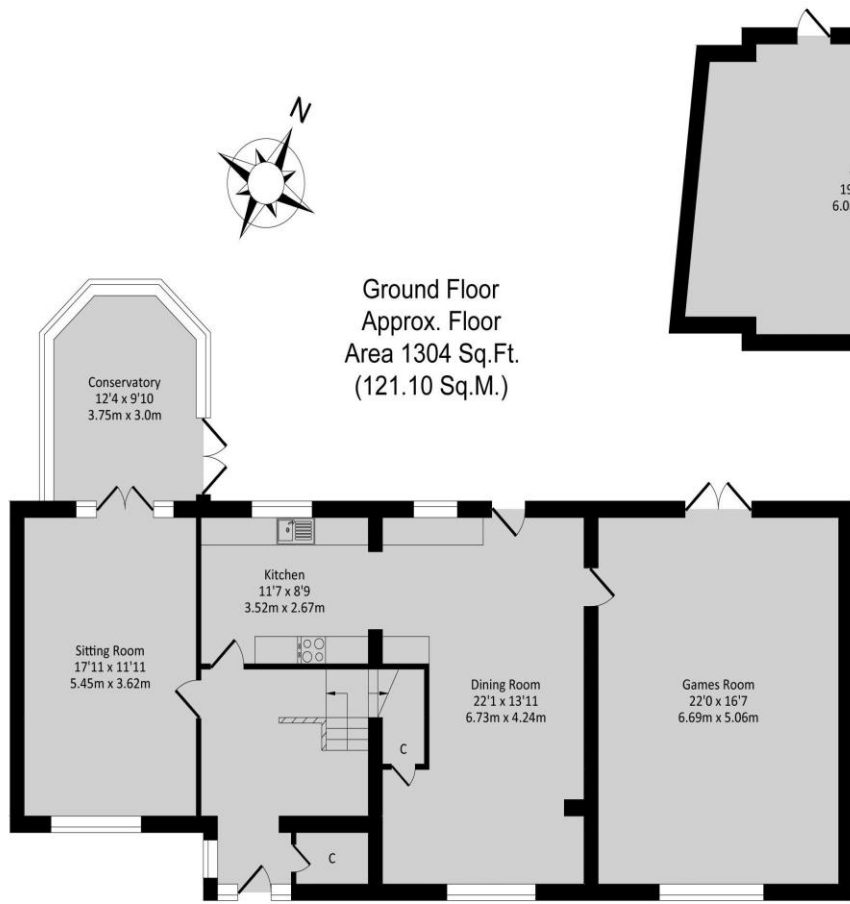
Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

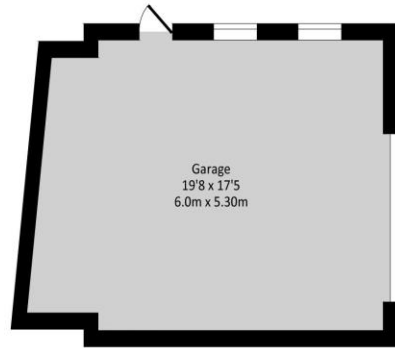
Tenure

A freehold property.

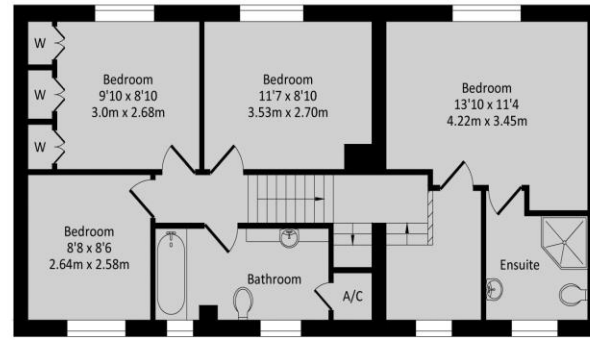




Ground Floor
Approx. Floor
Area 1304 Sq.Ft.
(121.10 Sq.M.)



Garage
Approx. Floor
Area 405 Sq.Ft.
(37.60 Sq.M.)



First Floor
Approx. Floor
Area 691 Sq.Ft.
(64.20 Sq.M.)

Total Approx. Floor Area 2399 Sq.Ft. (222.90 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	66	81
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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