



30 Watts Road
Banbury | OX16 1BA



ROUND & JACKSON
ESTATE AGENTS

A high quality modern detached home with a stunning open plan kitchen, four bedrooms, a detached garage and a garden with a sunny aspect located in a quiet spot within this sought after development.

DETACHED MODERN HOME | FOUR BEDROOMS | STUNNING OPEN PLAN KITCHEN | SITTING ROOM WITH BAY WINDOW | TWO BATHROOMS PLUS GROUND FLOOR CLOAKROOM | DETACHED GARAGE | REAR GARDEN WITH SUNNY ASPECT | QUIET LOCATION WITH GREEN AREA TO THE FRONT |

£440,000

The Property

30 Watts Road is a superb house located within this popular development built by Davidson Homes in 2017. The finish throughout is to a high specification and the accommodation is well planned and beautifully presented. The ground floor comprises a spacious hallway with a convenient cloakroom, a well-proportioned sitting room with a bay window, an impressive and large open plan fully fitted kitchen with a dining area and a large box bay window leading out to the rear garden, there is also a useful separate utility room. To the first floor there is a spacious landing, a primary bedroom with fitted wardrobes and an ensuite shower room, two further double bedrooms, a single bedroom currently used as a dressing room and a family bathroom. To the outside there is a detached garage and driveway parking for up to three cars. The rear garden has been landscaped to offer a patio and lawn area. The house is set off Watts Road on a small road serving only three houses which overlook a green to the front.

Directions

From Banbury Cross proceed in a northerly direction via Horsefair and North Bar Street. At the traffic light controlled cross roads, turn left on the Warwick Road, B4100. Follow this road towards the outskirts of the town and at the fifth roundabout turn right onto Dukes Meadow Drive. Turn left at the second roundabout into Watts Road, follow the road to the T junction and turn left, number 30 is located on the right hand side overlooking the green area.

Situation

Banbury is a thriving market town located just north of Oxford amidst beautiful rolling countryside. The town is steeped in history and is now a modern centre with a full range of shops, supermarkets, a cinema complex, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east. Banbury railway station provides regular trains to all parts of the country with London and Birmingham a comfortable commute (London Marylebone from 57 minutes and Birmingham New Street from 44 minutes). Birmingham Airport is about 40 miles distant and Heathrow and Luton Airports are also within easy reach. There is a local supermarket a short walk from the property. The local area provides a range of primary and secondary schools; with NOA and Hanwell Fields Academy both only a mile away.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band E.

Viewing Arrangements

By prior arrangement with Round & Jackson.

Tenure

A freehold property.



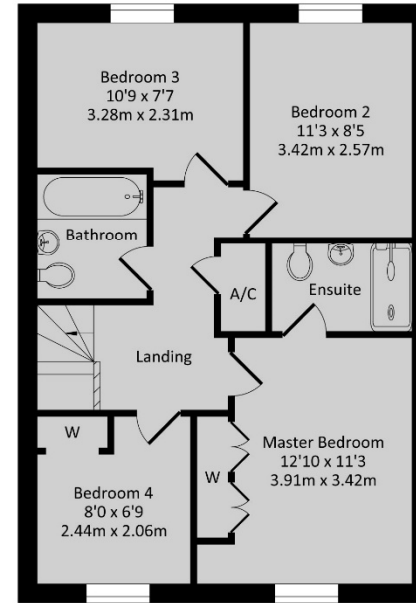
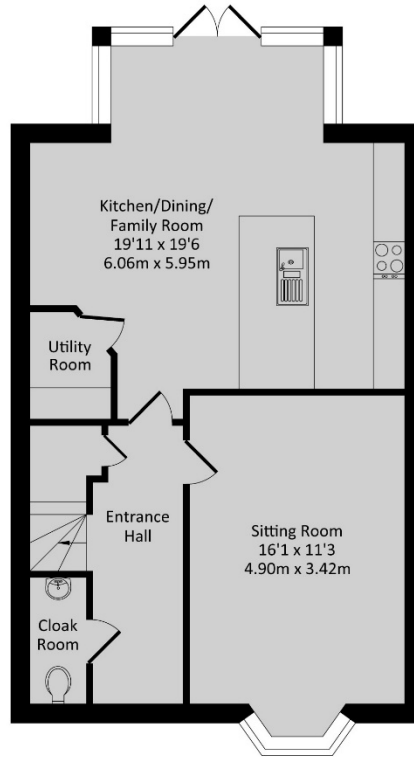
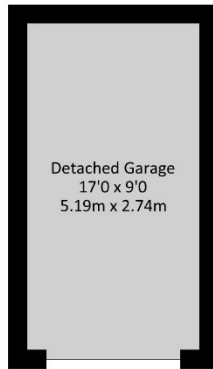
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Garage
Approx. Floor
Area 153 Sq.Ft.
(14.20 Sq.M.)

Ground Floor
Approx. Floor
Area 632 Sq.Ft.
(58.70 Sq.M.)

First Floor
Approx. Floor
Area 563 Sq.Ft.
(52.30 Sq.M.)



Total Approx. Floor Area 1348 Sq.Ft. (125.20 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.

The Office, Oxford Road, Banbury, Oxon, OX16 9XA
T: 01295 279953 E: office@roundandjackson.co.uk
www.roundandjackson.co.uk



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