



Lapsley Drive  
Banbury

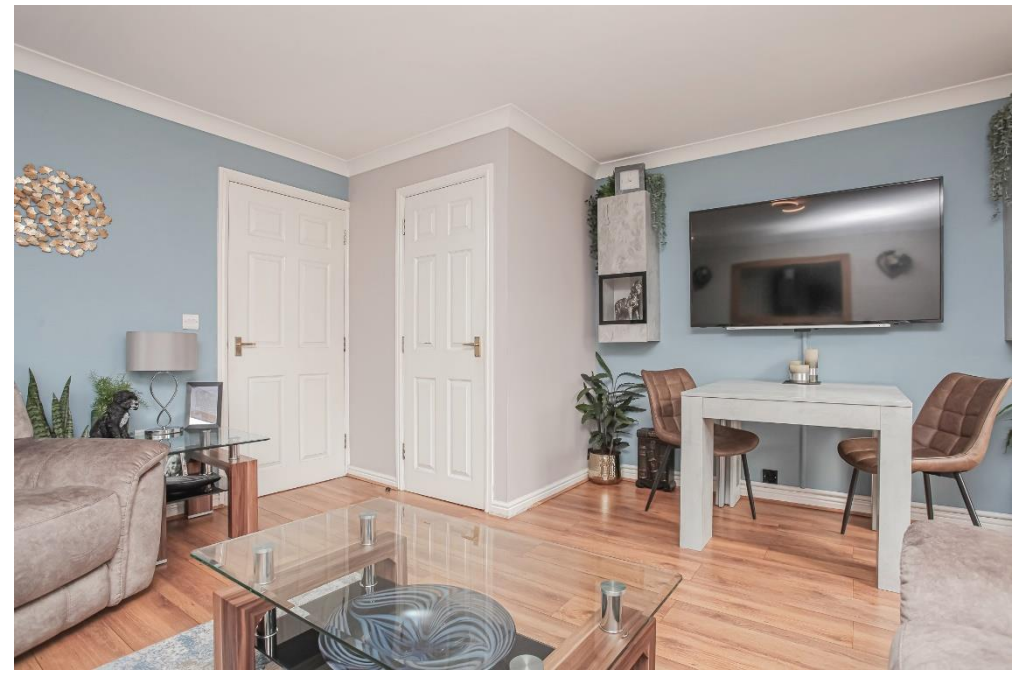


ROUND & JACKSON  
ESTATE AGENTS









**A very well presented modern townhouse with spacious accommodation arranged over three floors and a beautifully designed rear garden. The property is located within a highly regarded residential development and close to a wide range of amenities.**

#### **The property**

53 Lapsley Drive, Banbury is a beautifully presented modern townhouse which is pleasantly located within this highly regarded development and close to a wide range of amenities. On the ground floor there is an entrance hallway, a cloakroom, a modern and well equipped kitchen and a spacious sitting/dining room with double doors to the garden. On the first floor there are two large double bedrooms and a modern family bathroom and on the second floor there is a superb master bedroom suite which comprises a double bedroom, a dressing room and an en-suite shower room. To the front of the property there is a small garden with a path to the front door and to the rear there is good sized private garden which is beautifully landscaped and ideal for socialising and relaxing. There is a garage and parking for two vehicles at the rear of the property which is accessed by a covered driveway to the side of the neighbouring property.

#### **Entrance Hallway**

Main entrance door to the front, wood effect flooring, stairs to the first floor and doors to all ground floor accommodation.

#### **Cloakroom**

Wash hand basin and W.C. Window to the front.

#### **Kitchen**

Beautifully fitted with a range of modern eye level cabinets and base units and drawers with work surfaces over and a one and a half bowl sink and draining board. Integrated fridge/freezer, double oven, gas hob with extraction hood, a washing machine and microwave. Tiled flooring, window to the front and plinth mood lighting.

#### **Sitting Room**

A spacious room with wood effect flooring, space for lounge and dining furniture and double doors to the rear garden.

#### **First Floor landing**

Staircase to second floor and doors to all first floor accommodation.

#### **Bedroom Two**

A large double room with a window to the rear and fitted wardrobes.

#### **Bedroom Three**

A double room with a window to the front.

#### **Family Bathroom**

Fitted with a modern white suite comprising a panelled bath with shower and glass screen, a wash hand basin and W.C. Tiling to walls, fitted medicine cabinet.

#### **Master Bedroom Suite**

Occupying the entire second floor, a superb master bedroom with fitted bedside cabinets, a benched alcove with fitted drawer storage and a built in cupboard. The dressing room has fitted wardrobes and a large dressing table/storage and there is also an en-suite shower room. The dressing room could be used as a nursery or study if required.

#### **Outside**

To the front of the property there is a small garden with a path to the front door. To the rear there is good sized private garden which is beautifully landscaped, is fairly low maintenance and ideal for socialising and relaxing. There is a paved patio adjoining the house with a wooden pergola, an artificial lawned area and a further raised patio. Beyond this patio there is a timber garden room and a further paved area giving access to the garage. There is a garage and parking for two vehicles at the rear of the property which is accessed by a covered driveway to the side of the neighbouring property.



### 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. Hanwell Fields is an established and popular modern development which is located on the northern outskirts of the town. There are many amenities close by which include primary and secondary schooling, The Hanwell Arms public house, a Co-Op mini supermarket and an Indian restaurant. There is also a large parkland area which has some lovely views and walks.

### Tenure

A Freehold property



### Directions

From Banbury Cross proceed in a northerly direction on the A423 Southam Road and continue straight ahead at the Tesco roundabout. Follow the road for around half a mile and then turn left, first exit, at the next roundabout onto Dukes Meadow. Follow this road and and turn left into Lapsley Drive at the first roundabout. Continue for approximately 300 yards where the property will be found on the left hand side just before the turning for Griffith Road.

### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band D.

### Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

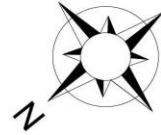
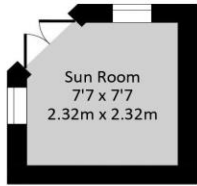
**Asking Price £357,500**



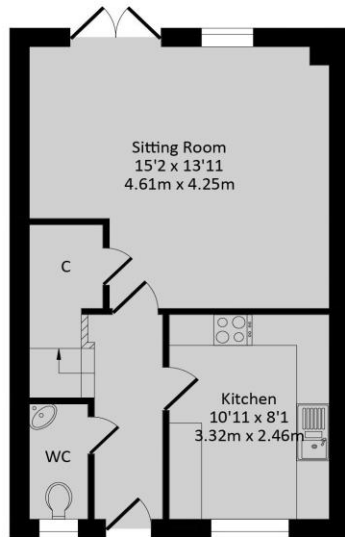




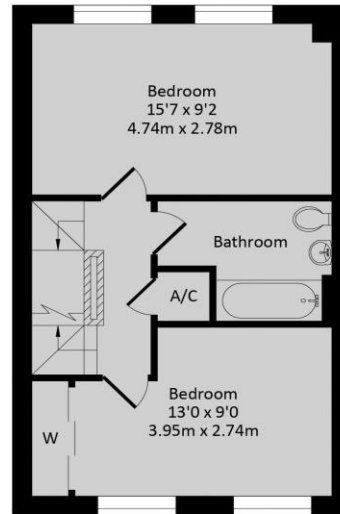
Outbuilding  
Approx. Floor  
Area 54 Sq.Ft.  
(5.0 Sq.M.)



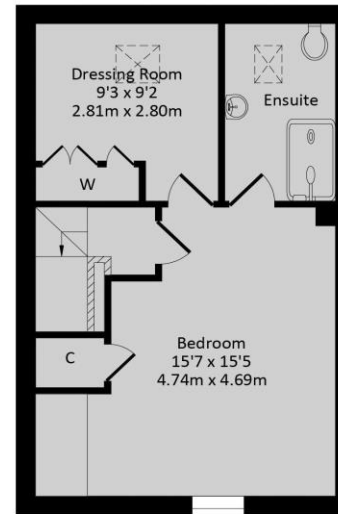
Ground Floor  
Approx. Floor  
Area 381 Sq.Ft.  
(35.40 Sq.M.)



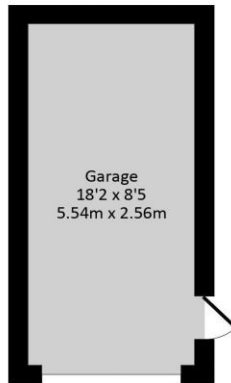
First Floor  
Approx. Floor  
Area 381 Sq.Ft.  
(35.40 Sq.M.)



Second Floor  
Approx. Floor  
Area 381 Sq.Ft.  
(35.40 Sq.M.)



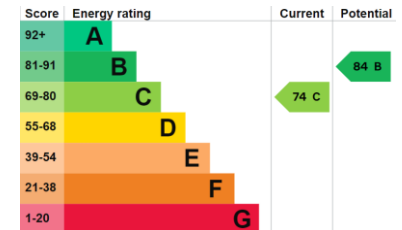
Garage  
Approx. Floor  
Area 153 Sq.Ft.  
(14.20 Sq.M.)



**Total Approx. Floor Area 1350 Sq.Ft. (125.40 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.



**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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