



25 Watts Road  
Banbury, OX16 1BA



ROUND & JACKSON  
ESTATE AGENTS





**A superb and beautifully presented four bedroom, detached family home with a garage and a good size rear garden located within this highly regarded modern development and close to amenities.**

#### The property

25 Watts Road, Banbury is a beautifully presented, four bedroom detached family home which was built in 2017 by Davidson Homes. The property has a superb open plan layout. The living accommodation is arranged over two floors and is well planned for modern family living. On the ground floor there is a large hallway, a cloakroom/W.C, a sitting room, a study and a large open plan kitchen/dining room with adjoining utility room. On the first floor there is a large landing, four double bedrooms with an en-suite to the main bedroom and there is a separate family bathroom. To the rear there is a good sized garden and a single garage with driveway parking for two vehicles to the side.

We have prepared a floor plan to show the room sizes and layout, some of the main features include:

#### Hallway

A spacious and welcoming hallway with stairs rising to the first floor and doors leading to all the ground floor accommodation.

#### Cloakroom

Wash hand basin and low level WC.

#### Sitting Room

A spacious sitting room with two windows to the front aspect and glazed double doors leading into the kitchen/dining/family room.

#### Study

A good size study with wooden flooring and a window to the front aspect.

#### Kitchen/Dining/Family Room

A superb open plan room which is ideal for entertaining with ample space for dining and lounge furniture and two sets of double doors onto the rear garden. The kitchen is fitted with a range of modern eye level cabinets and base units and drawers with work surfaces over, a one and a half bowl sink and draining board and a four ring hob with an extractor fan over. Integrated appliances include a double oven, a fridge/freezer and a dishwasher.

#### Utility Room

Fitted worktops with space and plumbing for a washing machine and tumble dryer beneath. Door to the side.

#### First Floor Landing

A spacious central landing with galleried area overlooking the hall beneath. Hatch to loft space and doors to all first floor accommodation.

#### Master Bedroom

A spacious double room with a bay window to the front, a dressing area with built in wardrobes and an en-suite shower room.

#### Bedroom Two

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

#### Bedroom Three

A double room with a window to the rear and two built in wardrobes.

#### Bedroom Four

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



#### Family Bathroom

Fitted with a modern suite comprising a panelled bath with mixer tap and shower over, a wash hand basin, W.C. and shower cubicle. Attractive tiling and a window to the rear.

#### Outside

To the front of the property there is a small garden area with a path to the front door and to the side there is a driveway which gives access to the garage. The rear garden has been beautifully landscaped and has a large patio adjoining the house, an artificial lawn with flower and plant borders. There is a timber garden room which will remain.

#### 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 (51 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 and many places of historical interest are within easy reach.

#### 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 where Number 61 will be found on your left hand side after a short distance.

#### Services

All mains services connected. The gas fired boiler is located in the utility room.

#### Local Authority

Cherwell District Council. Tax band E.

#### Viewing Arrangements

By prior arrangement with Round & Jackson

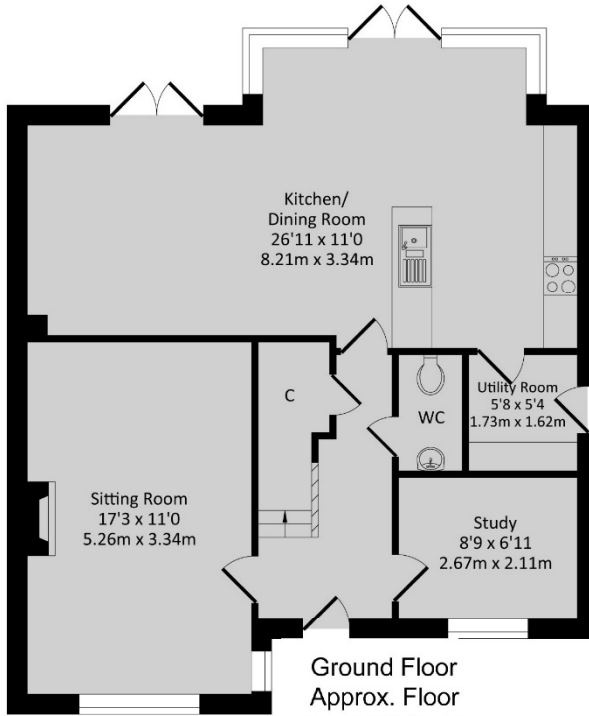
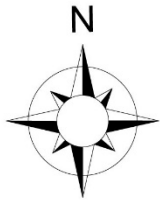
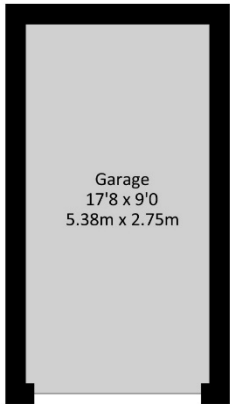
#### Tenure

A freehold property.

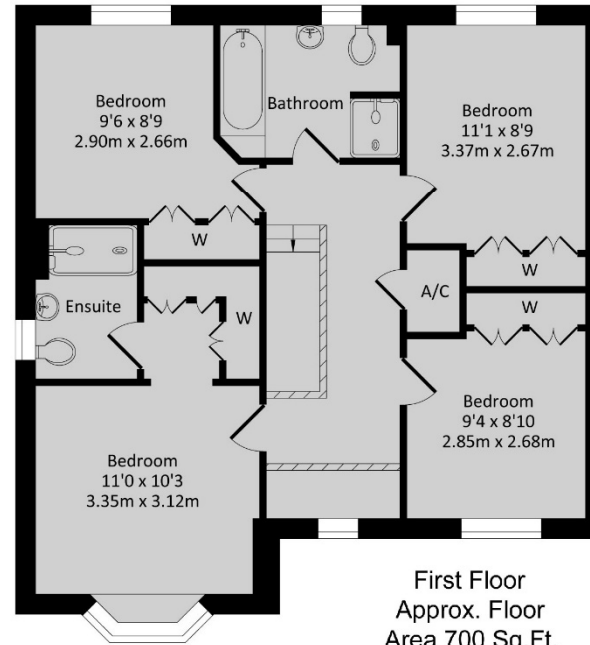
Asking Price £495,000



Garage  
Approx. Floor  
Area 159 Sq.Ft.  
(14.80 Sq.M.)



Ground Floor  
Approx. Floor  
Area 743 Sq.Ft.  
69.0 Sq.M.)

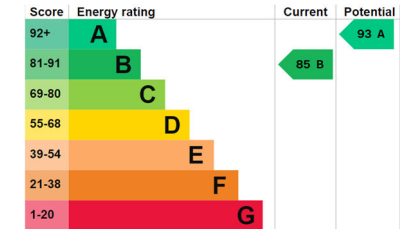


First Floor  
Approx. Floor  
Area 700 Sq.Ft.  
(65.0 Sq.M.)

**Total Approx. Floor Area 1602 Sq.Ft. (148.80 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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