



10 Fallow Way
Banbury, OX16 9TF



ROUND & JACKSON
ESTATE AGENTS





A large and very well presented four bedroom detached family home with good sized garden located within the popular Cherwell Heights development on the south side of town.

The property

10 Fallow Way, Banbury is a very well presented and improved, four double bedroom detached family home with a store, off road parking for several vehicles and a good sized rear garden. In recent years the property has had newly fitted windows, a new kitchen, a new boiler and the property is located within the popular Cherwell Heights development on the south side of town, close to local schooling and amenities. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a spacious hallway, utility room, W.C, home office, large kitchen diner and a sitting room. On the first floor there are four double bedrooms with en-suite to master and a family bathroom. Outside to the front there is a large store which did form part of the original garage and has now been partly converted and split into two parts, one part being used as a gym. There is off road parking for several vehicles and gated access leading to a good sized lawned garden to the rear. We have prepared a floor plan to show the room sizes and layout, some of the main features include;

Entrance Hallway

Forming part of a front extension this is a large and welcoming hallway with doors to the ground floor rooms, wood effect flooring throughout and useful storage cupboard. Stairs rising to the first floor.

Utility Room

Forming part of the front extension with window to the front aspect with space and plumbing for a washing machine and worktop area. Heated towel rail.

W.C

Fitted with a white suite comprising toilet and wash basin with tiled splash backs and tiled flooring throughout.

Office

A good sized home office which could be used as a play room or perhaps a fifth bedroom, with a window to the side aspect.

Kitchen Diner

Refitted and reconfigured around two years ago creating a wonderful, bright and airy, open plan entertaining space. The kitchen is fitted with a range of Magnet supplied, matt grey cabinets with quartz worktops over and quartz splash backs.

There is a lovely breakfast bar with seating for three people and there are a range of integrated appliances including, an electric, self cleaning oven with four ring induction hob and extractor, a microwave, a full height fridge and freezer and a dishwasher. There is a sink and drainer and a boiling water tap is fitted. The kitchen was fully rewired when fitted. The kitchen leads into a large dining area with ample space for a large table and chairs. There is a window to the front aspect, French doors leading into the rear garden and there is high quality wood effect flooring throughout. There are doors leading into the hallway and sitting room and the two year old Logic gas fired boiler is located in the kitchen.

Sitting Room

A large sitting room with three dual aspect windows to the rear and side with door leading into the kitchen. Continuation of the wood effect flooring from the hallway.

First Floor Landing

Doors leading to all first floor rooms, airing cupboard housing the hot water tanks with shelving. Loft hatch providing access to the roof space which is partially boarded with light and ladder.



Master Bedroom

A very large and impressive double bedroom with attractive panelling to one wall, two windows to the rear aspect and fitted wardrobes. Door leading into the en-suite is fitted with a modern white suite comprising large shower cubicle, toilet and wash basin. Attractive floor to ceiling tiling and tiled flooring. Heated towel rail and window to the side aspect.

Further Bedrooms

There are three more double bedrooms, two of which have built-in wardrobes.

Family Bathroom

A large family bathroom which is fitted with a modern white suite comprising a panelled bath, toilet and wash basin. Tiled splash backs, heated towel rail and window to the front aspect. Vinyl flooring throughout.

Outside

To the front of the property there is a lawned garden with sleeper edged border and driveway parking for several vehicles. Access onto the driveway is shared with number 10A. The former garage is now split into two parts, one section is used as a gym and the other for storage. There is gated access to the side of the property which leads to a very private, good sized, lawned garden.

There is a paved patio area at the foot of the garden and planted, sleeper edged borders. There are four outside power sockets and the hot tub will remain as part of the sale. There is also an outside tap fitted and access into the former garage from the rear.

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 and many places of historical interest are within easy reach.

Directions

From Banbury Cross proceed along South Bar Street continuing into the Oxford Road. Continue past the hospital and sainsbury's supermarket and then bear left before the flyover bridge then left again at the roundabout onto Bankside. Take the first left turn into Chatsworth Drive and then the first left in Elton Road. Continue around the bend passing Homestead Road and then take the next left into Fallow Way. At the end of the road turn right where number 10 will be found on your right hand side.

Services

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

Local Authority

Cherwell District Council. Tax band E.

Tenure

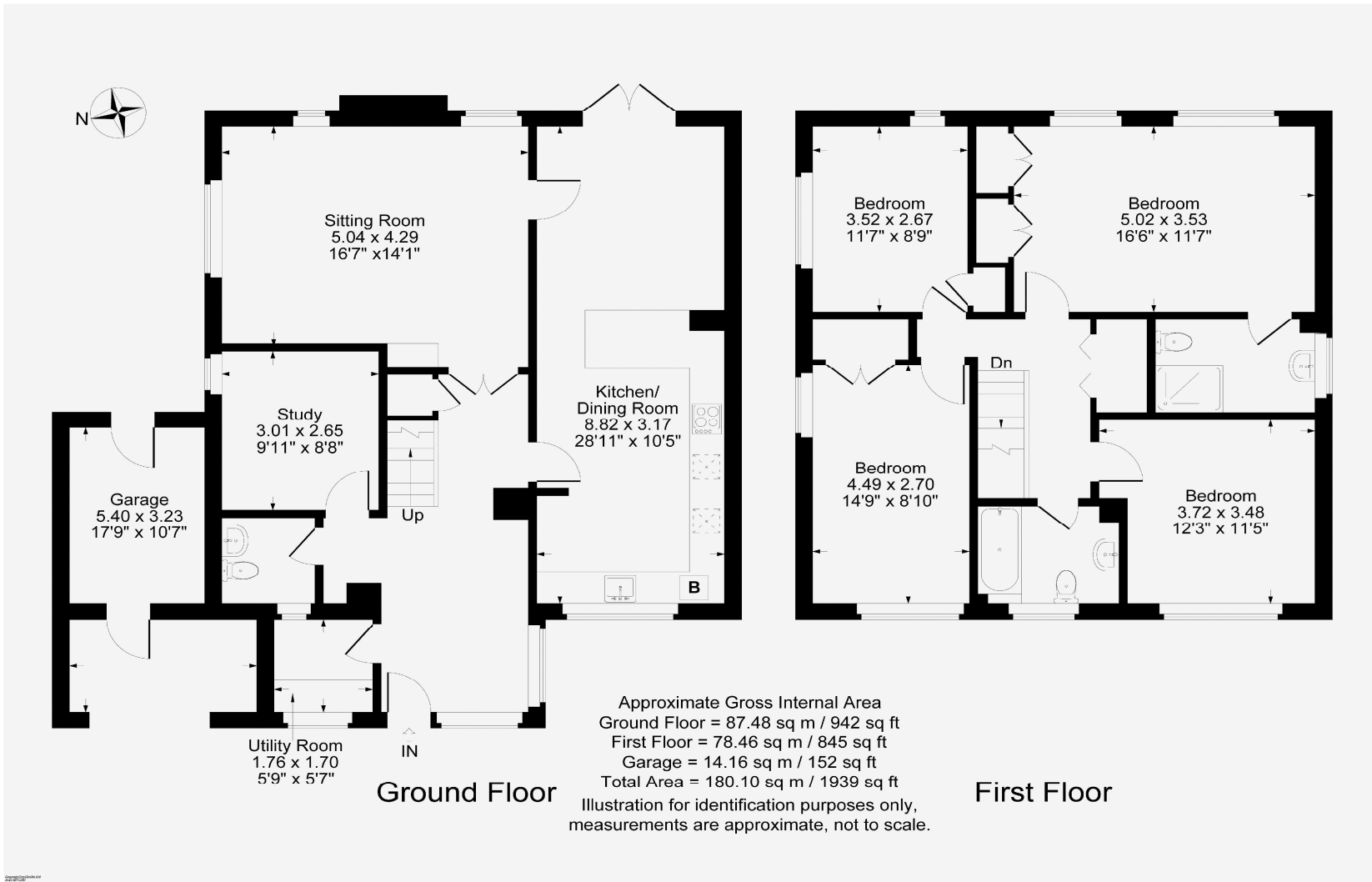
A Freehold property.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

Asking Price: £565,000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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