



13 Garners Field  
Great Bourton, OX17 1FH



ROUND & JACKSON  
ESTATE AGENTS









An immaculately presented, stone-built, three-bedroom family home which was built in 2018 by the highly regarded developer Hayfield Homes. The property is located in the village of Great Bourton with easy access links into Croperdy and Banbury.

#### The property

13 Garners Field, Great Bourton is an immaculately presented, three-bedroom, stone-built family home with a private rear garden and a garage, with driveway parking. The property was built in 2018 by the highly regarded developer Hayfield Homes and is fitted with a modern air source heat pump for the heating and hot water system and has fibre broadband to the premises.. The property has high quality fixtures and fittings, great entertaining space and good size bedrooms. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a welcoming hallway, a good size sitting room and a large, open plan kitchen diner. On the first floor there is a landing, three double bedrooms, with en-suite to the main bedroom, and there is a family bathroom. Outside to the rear there is a private lawned garden with a patio and gated access which leads to the single garage, with power, lighting and EV charge point, and there is driveway parking. To the front of the property there are well stocked planted borders. We have prepared a floor plan to show the room sizes ad layout, some of the main features include:

#### Entrance Hallway

A welcoming hallway with stairs rising to the first floor and glazed doors leading into the sitting room and kitchen diner. Further five panel door leading into the W.C. There is quality tiled flooring with wet underfloor heating beneath.

#### Sitting Room

A large sitting room with a window to the front aspect and a door leading into the rear garden. There is a cupboard housing the boiler and and wet underfloor heating is fitted throughout. Fitted blinds will remain.

#### W.C

A good size W.C which is fitted with a white suite comprising a toilet and wash basin. There are attractive tiled splash backs, tiled flooring and there is a heated towel rail fitted.

#### Kitchen Diner

A superb, open plan entertaining space with tiled flooring and wet underfloor heating throughout. The kitchen is fitted with a range of good quality, grey coloured shaker style cabinets with worktops over. There are a range of integrated Bosch appliances including a fridge-freezer, an electric oven, a four ring induction hob, an extractor hood and there is a washer dryer and a dishwasher.

There is a sink with drainer and a window to the front aspect with fitted blinds. The dining area has ample space for a large table and chairs and also space for more furniture. There are French doors leading out into the garden with fitted blinds.

#### First Floor Landing

Five panel doors to all first floor rooms, window to the rear aspect and a built-in cupboard housing the hot water tank, with a hanging rail. Loft hatch giving access to the roof space, which is boarded with lighting and ladder fitted.

#### Bedroom One

A large main bedroom with a window to the front aspect and fitted blinds. There are quality fitted wardrobes and there is a door leading into the en-suite. The large en-suite is fitted with a white suite comprising a shower cubicle, with rainfall and hand-held attachments, a toilet and a wash basin. There are attractive tiled splash backs, tiled flooring and there is a heated towel rail fitted.

#### Bedroom Two

A large double bedroom with a window to the rear aspect and fitted blinds.

**Asking Price- £400,000**





### Bedroom Three

A double bedroom with a window to the front aspect and fitted blinds.

### Family Bathroom

Fitted with a white suite comprising a panelled bath with mixer and hand-held shower attachments, a toilet and a hand basin. There are attractive tiled splash backs, tiled flooring and there is a heated towel rail fitted. Window to the front aspect and fitted blinds.

### Garage

The garage for the property is to the rear and is the far left hand garage of the block of four. A large single garage with power and lighting fitted, an EV charge point and there is an up-and-over door leading onto the driveway.

### Outside

To the rear of the property there is a lawned garden and a large paved patio. The fencing has mood lighting and there is a sectioned off, bin storage area at the bottom of the garden and gated access to the garage and driveway. The sun canopy on the rear of the property could remain at a negotiated price. To the front of the property there is a canopy porch and a paved pathway and there are well stocked, gravelled borders with many established shrubs and bushes.



### Situation

Great Bourton to the north of the historic market town of Banbury. The village boasts a childrens play park, a village hall offering many clubs and some lovely countryside walks. The neighbouring village of Cropredy offers primary schooling and further facilities. 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, 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. The local area provides a range of primary, secondary and mixed boarding schools. Independent schools including St. Johns Priory Prep School, Carrdus, Tudor Hall (girls) and Bloxham School (co-ed) are all within easy reach. Local leisure retreats include Soho Farm House (11 miles), Tadmarton Golf Club (5.6 miles) and Oxford Westgate (25 miles).

### Directions

From Banbury Cross proceed in a Northerly direction along North Bar, continue straight ahead at the crossroads on the Southam Road.

Take the second exit at the round about and the A361 signposted for Southam. Take the second exit at the next round about and continue along this road out of Banbury for approximately 2 miles and turn right where signposted for Great Bourton. Garners Field will be found immediately on your left hand side. Number 13 will be found on the left hand side shortly after you enter the development.

### Services

All mains services connected with the exception of gas. The property has an air source heat pump fitted.

### Local Authority

Cherwell District Council. Tax band D.

### Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

### Tenure

A freehold property.

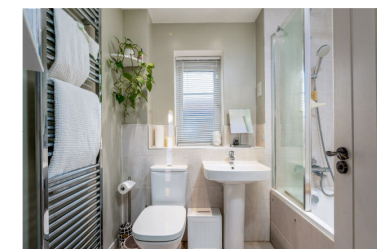
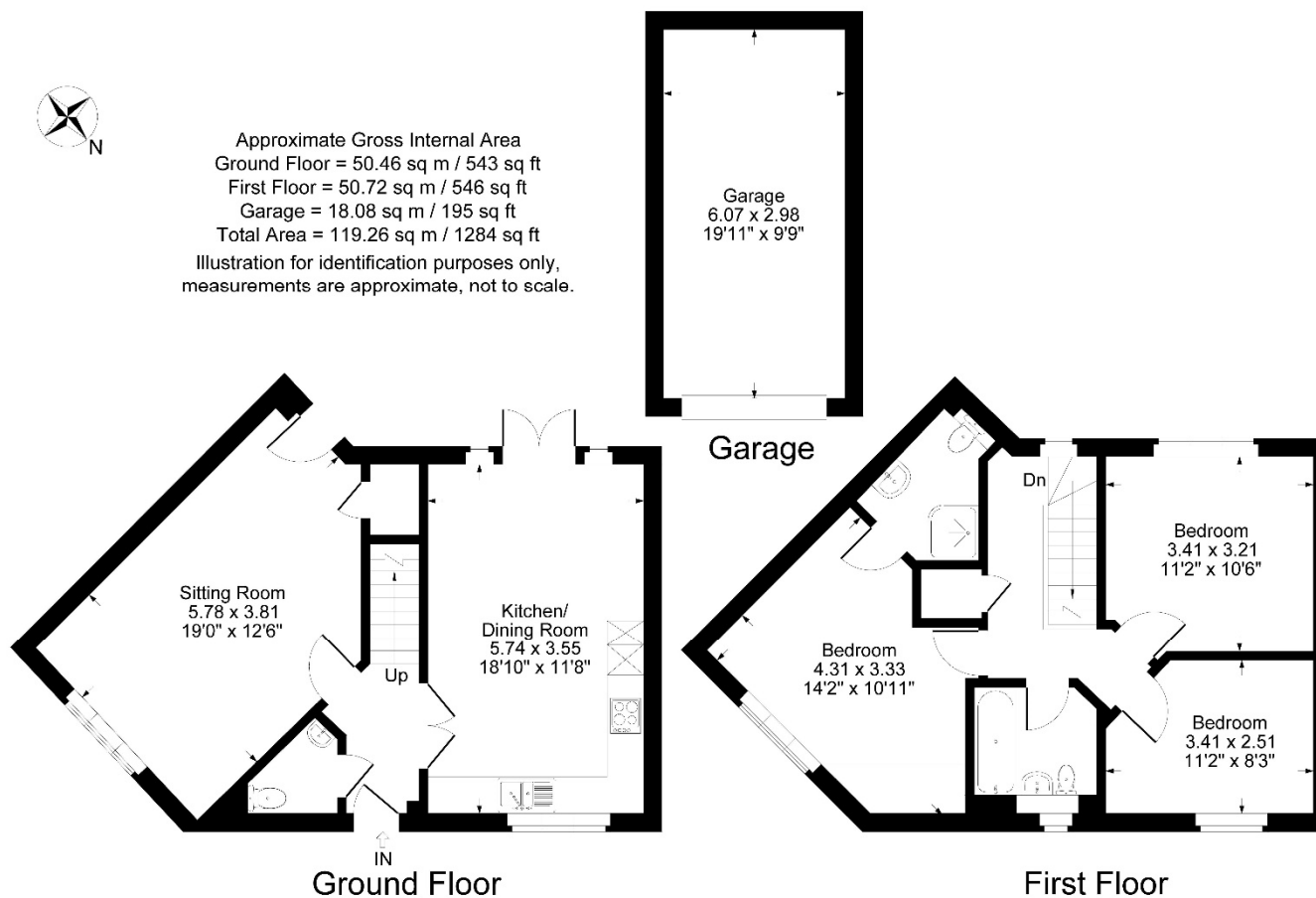
### Agents note

There is a service charge for the development which is currently £250.00 per annum.









Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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