

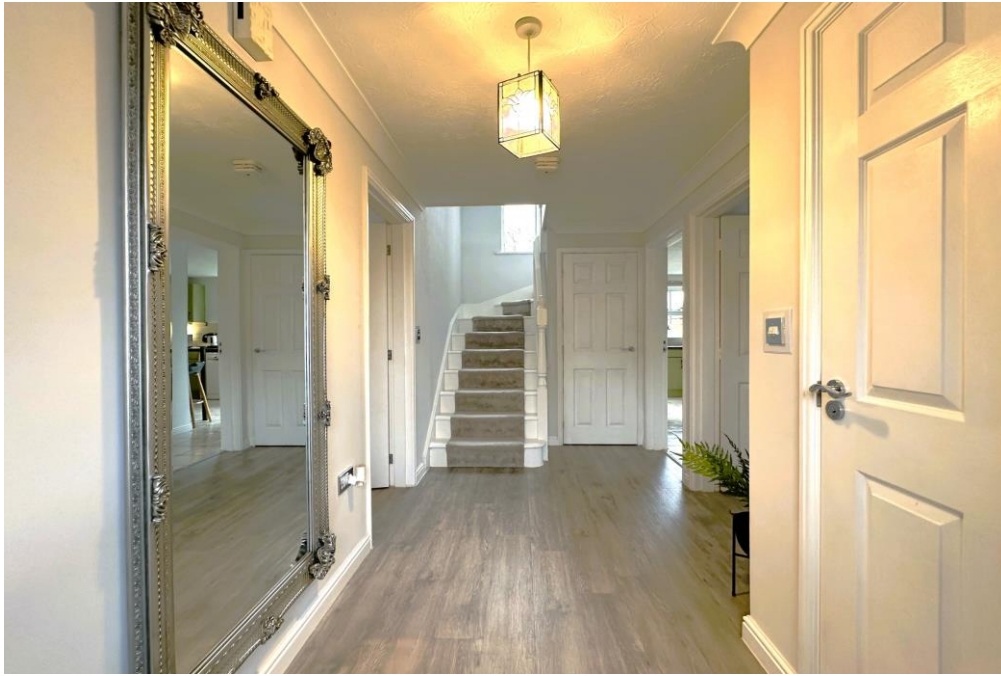


16 Winston Drive
Banbury



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented family home with four double bedrooms, a large rear garden, a double garage with large driveway located within this sought after development on the north side of town.

The property

16 Winston Drive, Banbury is a beautifully presented family home with spacious and well planned accommodation arranged over two floors. The property is pleasantly located within the Hanwell Fields development and is close to a primary and secondary schools and a wide range of amenities. On the ground floor there is a very large entrance hallway, a cloakroom, a dual aspect sitting room with a wood burning stove, a separate dining room and a kitchen/breakfast room with an adjoining utility room. On the first floor there is a large and light landing with a feature arched window overlooking the garden, a master bedroom with vaulted ceiling and re-fitted en-suite shower room, three further double bedrooms and a family bathroom. To the rear of the property there is a large garden which is beautifully landscaped and there is also a double garage and driveway to the side.

Entrance Hallway

A very spacious and welcoming hallway with wood effect flooring, stairs to the first floor and doors to all ground floor accommodation.

Cloakroom

Wash hand basin and a low level W.C.

Sitting Room

A dual aspect sitting room with double doors to the rear garden, wood effect flooring and a central fireplace with a wood burning stove.

Dining Room

A large dining room with wood effect flooring and a window to the front.

Kitchen/Dining Room

Fitted with a range of modern eye level cabinets and base units and drawers with work surfaces over. One and a half bowl sink and drainer, four ring gas hob with extraction hood, a double oven, space for a fridge/freezer and dishwasher. Fitted breakfast bar and double doors to the garden.

Utility Room

Fitted eye level cabinets and base units, work surface with inset sink, space for a washing machine and tumble dryer, door to side.

First Floor Landing

A spacious landing with a feature arched window over looking the garden, a hatch to the loft space and doors to all first floor accommodation.

Master Bedroom

A large double bedroom with a vaulted ceiling, double doors with Juliet balcony and modern en-suite shower room.

Bedroom Two

A double room with a fitted wardrobe and a window to the rear,

Bedroom Three

A double room with a window to the front.

Bedroom Four

A double room with a window to the front.



Family Bathroom

Fitted modern suite comprising a panelled bath with mixer taps and shower attachment, a wash hand basin and W.C. Wood effect flooring and a window to the front.

Outside

To the rear of the property there is a large garden which is beautifully landscaped and laid to lawn with a paved seating area adjoining the house, a variety of mature trees and a decked and shingled area at the foot of the garden.

Garage and Driveway

A double garage with power and light connected and two up and over doors to the front. There is also a large driveway which provides off road parking for several vehicles.

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 along 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. Take the first right onto Usher Drive and the third right onto Ashmead Road. Follow the road around to the right then turn right into Winston Drive. Take the second turn on your right where the property will be seen on your right.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band E.

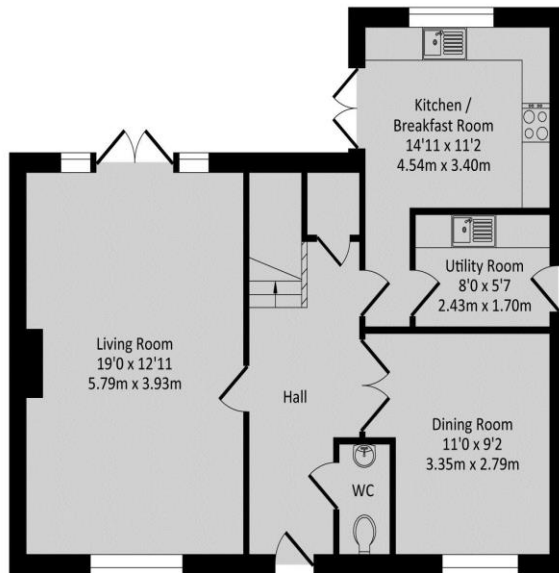
Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

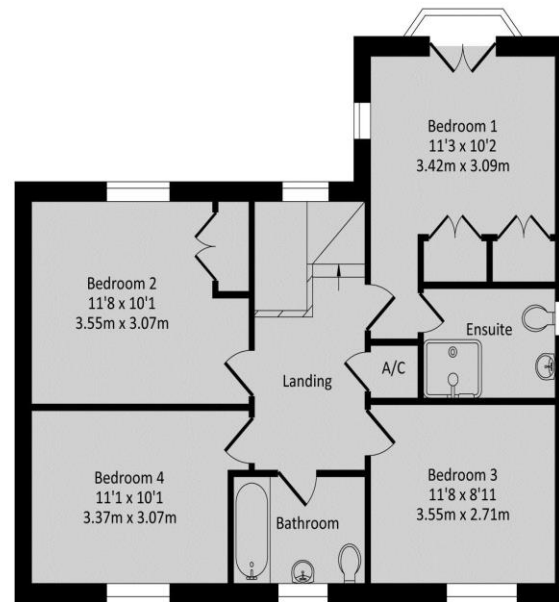
Asking Price - £465,000



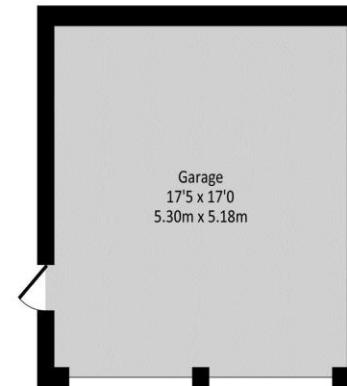
Ground Floor
Approx. Floor
Area 668 Sq.Ft.
(62.10 Sq.M.)



First Floor
Approx. Floor
Area 668 Sq.Ft.
(62.10 Sq.M.)



Garage
Approx. Floor
Area 296 Sq.Ft.
(27.50 Sq.M.)



Total Approx. Floor Area 1632 Sq.Ft. (151.70 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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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