

15 Pinson Close
Little Bourton



ROUND & JACKSON
ESTATE AGENTS

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15 Pinson Close

Little Bourton, Banbury, OX17 1FG

£375,000

A deceptively spacious four bedroom, modern stone built family home with a very private rear garden and countryside views to the side and rear aspects and located in this popular village close to Banbury.

The Property

15 Pinson Close, Little Bourton is a very spacious four bedroom, stone built modern family home which provides a great deal of very versatile living accommodation throughout. The property was built by Avoncroft Homes around 12 years ago and has a very private rear garden with countryside views beyond, a car port and two en-suite bedrooms. Little Bourton is a popular village on the northern side of town and has a public house. Schooling and further amenities can be found close by in Banbury and Croperdy. The living accommodation is arranged over three floors and is well laid out. On the ground floor there is a hallway, W.C, dining room, sitting room and kitchen. On the first floor there are three good sized bedrooms, one with en-suite, and a family bathroom. On the third floor there is a further large bedroom with en-suite. Outside there is a carport to the front and a further parking space in front. To the rear there is a private lawned garden with open countryside beyond. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

Entrance Hallway

Doors leading to the ground floor rooms with stairs rising to the first floor and laminate flooring throughout.

W.C

Fitted with a white suite comprising a toilet and hand basin with a window to the front aspect and the laminate flooring from the hallway continues.

Dining Room/Play Room

A good sized and very versatile room which is currently used as a playroom but could also be an office or a formal dining space. Laminate flooring throughout.

Sitting Room

A spacious and very bright sitting room with a central fireplace with electric flame effect fire and space for a dining table and chairs. There is a useful understairs cupboard, a window to the rear and two further windows to the side aspect and laminate flooring throughout with a door leading into the kitchen.

Kitchen

Fitted with a range of shaker style cabinets with wood effect worktops over. There is an integrated electric oven, 4 ring electric hob and extractor hood and a ceramic one and a half bowl sink with drainer. There is space and plumbing for a washing machine and a dishwasher and there is space for a free standing fridge freezer. There are french doors to the side aspect and a further window to the rear aspect and there are attractive tiles to the floor area and also attractive tiled splash backs.

First Floor Landing

Doors to all first floor rooms and a storage cupboard which houses the hot water tank. Stairs rising to the second floor.

Three First Floor Bedrooms

Bedroom One is a large double bedroom with a window to the front aspect, built-in double wardrobes and a door leading into the en-suite which is fitted with a white suite comprising a shower, toilet and wash basin. There is a heated towel rail, a window to the front aspect and attractive tiled splash backs. Bedroom Three is a small double bedroom with a window to the rear aspect. Bedroom Four is a further small double bedroom with a window to the rear aspect and countryside views.



Family Bathroom

A well proportioned family bathroom which is fitted with a white suite comprising a panelled bath, toilet and wash basin. There is a heated towel rail, attractive tiled splashbacks and a window to the side aspect.

Bedroom Two - Second Floor

A good sized double bedroom with built-in storage cupboard and velux type window to the rear aspect which has beautiful countryside views. There is a door leading into the en-suite which is fitted with a white suite comprising a shower, toilet and wash basin. There are attractive tiled splash backs and a useful built-in storage cupboard.

Carport

A useful addition to the property and provides covered parking for one vehicle with space in front for a second vehicle.

Outside

To the rear of the property there is a very private lawned garden which backs onto open countryside. There is a paved patio to the side and there is gated access leading to the front of the property. To the front there is a pathway leading to the property with well stocked plant and shrub borders.

Directions

From Banbury town centre proceed in a northerly direction via the Southam Road. Continue straight ahead at the Tesco's roundabout for approximately one mile where you will see a signpost for the right turn to Little Bourton. Take this turn and then turn immediately right into Pinson Close and the property will be found straight in front of you as you enter the road.

Situation

Little Bourton is located approximately three miles to the north of Banbury with easy access to the M40 motorway. There is a public house and in the nearby villages of Great Bourton and Cropredy there are facilities including schooling, a village store, a post office and further public houses.

Services

All mains services connected with the exception of gas. The heating and hot water is electric.

Local Authority

Cherwell District Council. Council tax band D.

Viewings

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

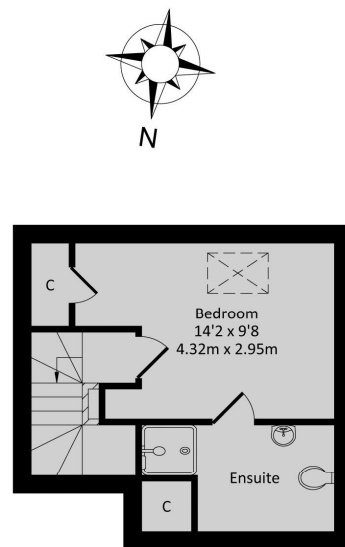
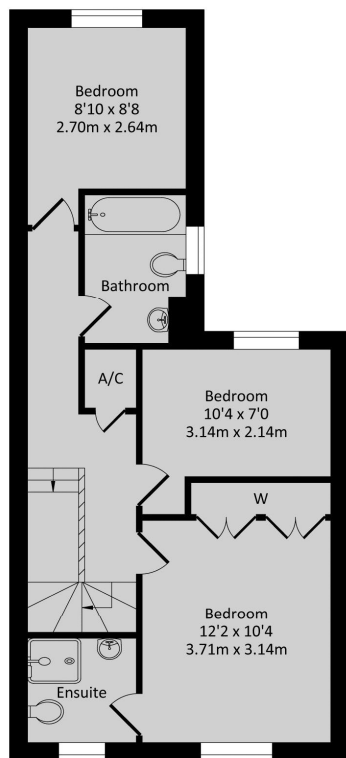
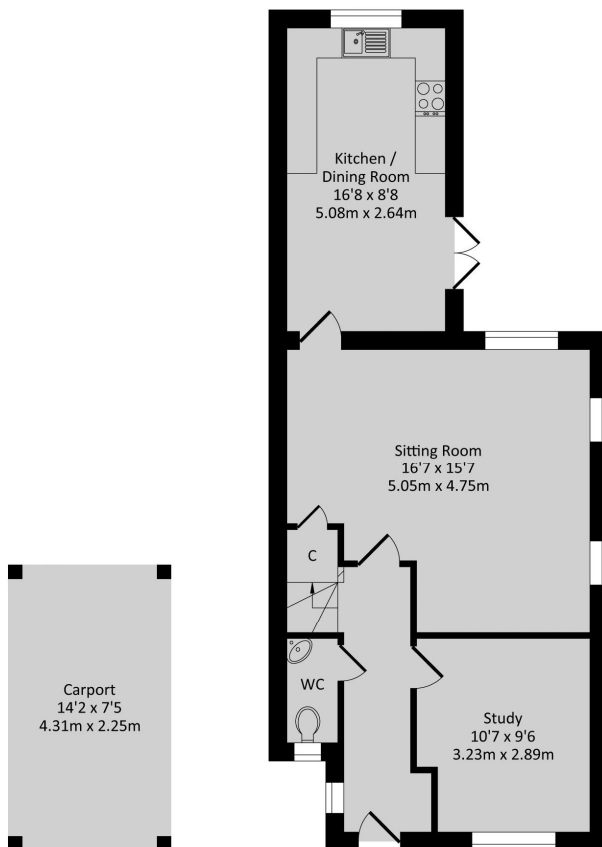


Carport
Approx. Floor
Area 104 Sq.Ft.
(9.70 Sq.M.)

Ground Floor
Approx. Floor
Area 577 Sq.Ft.
(53.60 Sq.M.)

First Floor
Approx. Floor
Area 510 Sq.Ft.
(47.40 Sq.M.)

Second Floor
Approx. Floor
Area 244 Sq.Ft.
(22.70 Sq.M.)



Total Approx. Floor Area 1436 Sq.Ft. (133.40 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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