



6 Laxton Way
Banbury, OX16 1AB



ROUND & JACKSON
ESTATE AGENTS





A well presented, stone built, four-bedroom family home with a double garage and a private rear garden located on a sought after development close to amenities.

The property

6 Laxton Way is a detached, stone built, 4 bedroom family home with living accommodation arranged over three floors. There are four large double bedrooms and three bathrooms and the property is in very good condition throughout. The property has a double garage, driveway parking and benefits from having a tucked away position within the popular Hanwell Field's development on the northern side of Banbury. The living accommodation is arranged over three floors and is as follows: A spacious entrance hallway, W.C, sitting room, dining room, kitchen diner and a utility. On the first floor there are two double bedrooms, both with en-suite bathrooms and the main bedroom benefits from a dressing area. On the second floor there is a landing area with doors leading to two further large double bedrooms with built in wardrobes and there is also a family bathroom on the second floor. There is a good sized lawned garden to the rear and a decked area. To the front there is a low maintenance, barked garden with railings surrounding. We have prepared a floorplan showing the room sizes and a layout, some of the main features include:

Entrance Hallway

A spacious hallway with stairs to the first floor and doors leading to all the ground floor rooms. There is wood effect flooring throughout and a useful storage cupboard.

Sitting Room

There is a central fireplace with an inset gas fireplace with wood effect flooring throughout, french doors to the garden and a window to the front aspect.

Kitchen Diner

The kitchen is fitted with grey coloured cabinets with worktops over and tiled splash-backs. There is an integrated electric combi oven, 4 ring gas hob with an extractor hood, inset sink and drainer, space and plumbing for a dishwasher. Wood effect flooring throughout. There is a good amount of space for a dining table and chairs with a window to the rear and side aspects. French doors leading to the rear garden.

Dining Room

A Spacious dining room, continuation of the wood effect flooring from the hallway and a window to the front aspect

Utility Room

Fitted with a range of Cupboards, sink and drainer with tiled splashbacks, continuation of the wood effect flooring, a door into the garden, a wall mounted position gas fired boiler. Space and plumbing for a washing machine and tumble dryer.

W.C

Fitted with a white suite, comprising of a toilet and hand basin, vanity storage below, tiled splashbacks and wood effect flooring

First Floor Landing

Doors to all first floor rooms and stairs rising to the second floor

Bedroom 1

A very spacious main bedroom with two windows to the front aspect and a large walk in dressing area with fitted wardrobes. In total the bedroom has 5 fitted wardrobes and there is a door into an ensuite which is fitted with a white suite, comprising of a large walk-in shower with rainfall and handheld attachment. There is toilet and wash basin with vanity storage beneath, tiled flooring and a heated towel rail and a window to the rear aspect.



Bedroom 2

A large double bedroom with windows to the front aspect and two fitted wardrobes. There is a door leading to an en-suite which is fitted with a white suite comprising of a toilet and wash basin, wood effect flooring and tiled splashbacks and a window to the rear aspect.

Second floor landing

Doors to both bedrooms and the main bathroom. A cupboard housing the hot water system and a velux window the rear aspect.

Bedroom 3

Second floor large double bedroom with windows to the front and side aspect. There is a large fitted double wardrobe.

Bedroom 4

Second floor, large double bedroom with a window to the front and wide aspect and fitted double wardrobes.

Family bathroom

Fitted with a white suite comprising of a panelled bath, toilet and wash basin. There is vinyl flooring throughout and tiled splash backs. There is also a velux window to the front aspect .

Garage

A double garage with power and lighting, there are two garage doors, one of which is electrically operated. In front of the garage there are two parking spaces. There is a personal door from the garage into the garden

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 second exit at the roundabout into Usher Drive and then the second right into Laxton Way where the property will be found on the left hand side.

Services

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

Local Authority

Cherwell district council. Tax band F.

Viewing arrangements

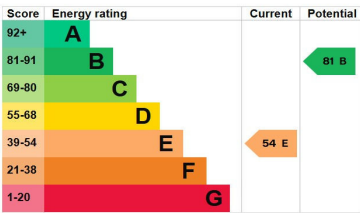
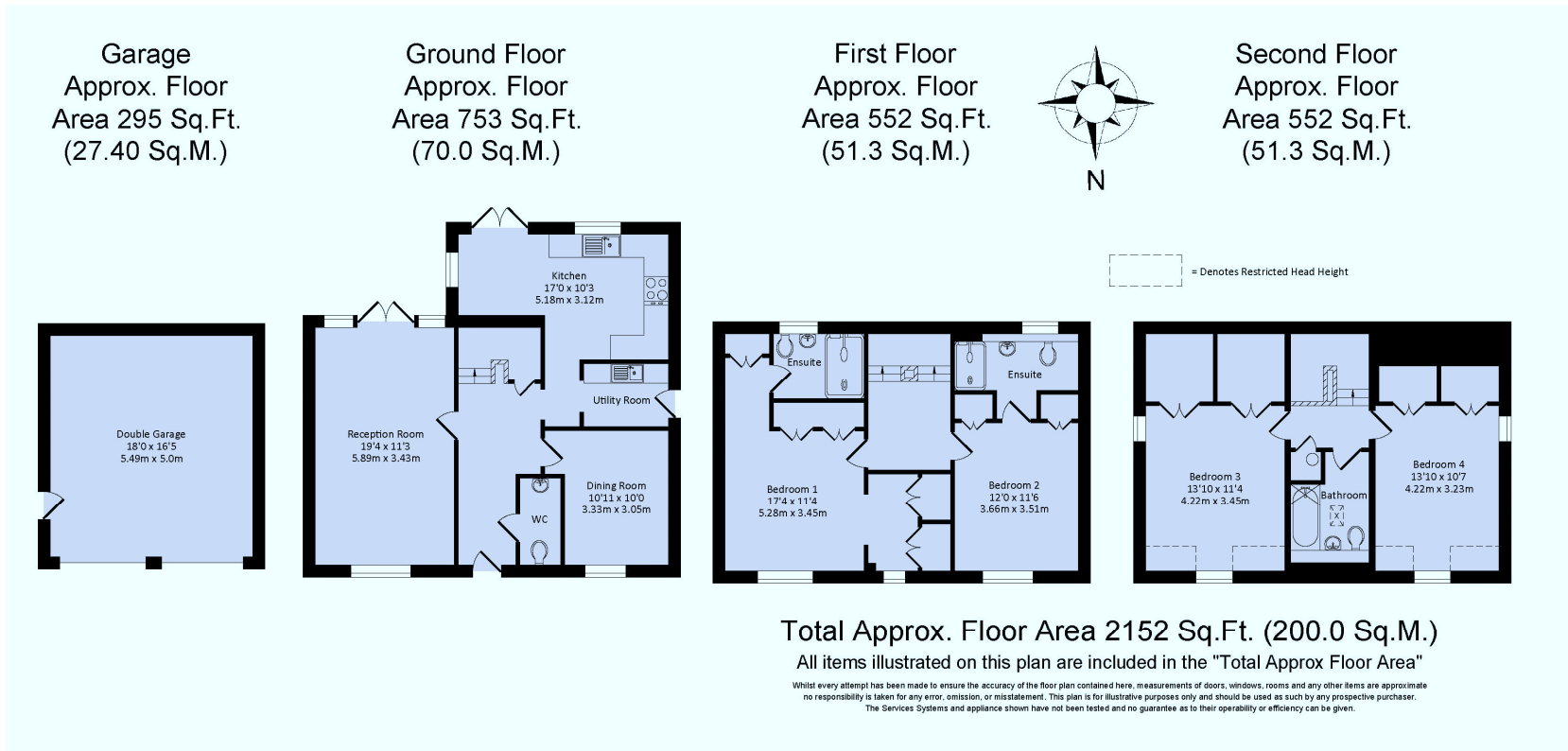
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Guide price: £529,000





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Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit the for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.





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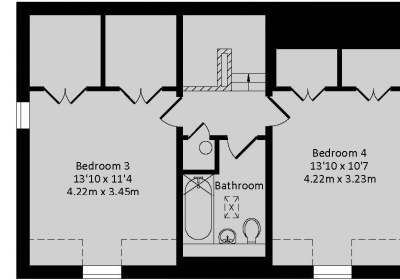
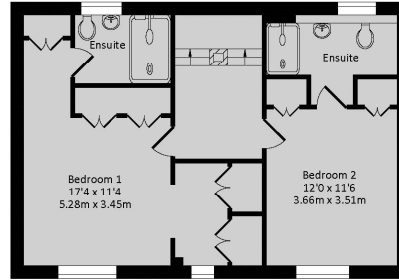
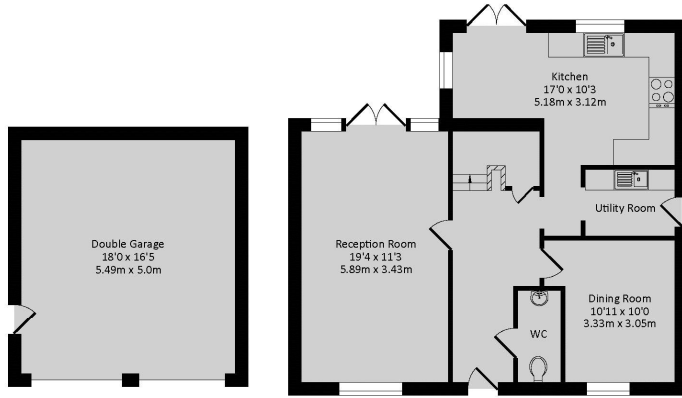
Garage
Approx. Floor
Area 295 Sq.Ft.
(27.40 Sq.M.)

Ground Floor
Approx. Floor
Area 753 Sq.Ft.
(70.0 Sq.M.)

First Floor
Approx. Floor
Area 552 Sq.Ft.
(51.3 Sq.M.)



Second Floor
Approx. Floor
Area 552 Sq.Ft.
(51.3 Sq.M.)



Total Approx. Floor Area 2152 Sq.Ft. (200.0 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		81 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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