



22 Lapsley Drive
Banbury, OX16 1EJ



ROUND & JACKSON
ESTATE AGENTS





A substantial six bedroom, detached, double fronted, spacious family home located on a popular and well served development.

The property

22 Lapsley Drive, Banbury is a six-bedroom, detached family home of stone construction which benefits from having a tandem double garage, good size garden and driveway parking for several vehicles. The property is located on the popular Hanwell Fields development on the northern side of town and is close to local schooling and amenities. The living accommodation is arranged over three floors and is well laid out. On the ground floor there is a welcoming hallway, sitting room, dining room, kitchen and a W.C. On the first floor there is a landing, four-bedrooms (one with en-suite) and there is a family bathroom. On the second floor there is a large main bedroom suite with dressing area and en-suite and a further double bedroom. Outside there is a large, tandem double garage, a private lawned garden to the rear and driveway parking for several vehicles. There is also a fitted car charge point. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

Stairs rising to the first floor, door into the sitting/dining room, an under stairs storage cupboard, downstairs W.C and door into the kitchen. There is wood effect flooring throughout.

W.C.

A white suite comprising of a toilet, wash basin and wood effect flooring from the hallway continues. A window to the rear aspect.

Kitchen

The kitchen is fitted with a range of beech coloured cabinets with worktops over and tiled splashbacks. There is space for a range cooker, there is an extractor hood, space for a fridge/freezer, small table and chairs, integrated dishwasher and space and plumbing for a washing machine. There is also a cupboard housing the glow-worm gas fired boiler, door leading into the rear garden and a window to the front aspect.

Sitting Room/Dining Room

The sitting room is a spacious, open plan room, there is a fireplace with a wooden surround and an inset gas fire, French doors into the garden, window to the side and continuation of the wood effect flooring. There is plenty of space for a dining table and chairs, a window to the front aspect and door to the hallway.

First Floor Landing

There are doors leading to all rooms, window to the front aspect and a staircase rising to the second floor. There is a built in cupboard with shelving.

Bedroom 2

A large double bedroom with built in wardrobes, two windows to the front aspect and a door leading into the en-suite. The en-suite is fitted with a white suite comprising of a shower cubicle, toilet and wash basin, there is a window to the side aspect, vinyl flooring and tiled splashbacks.

Bedroom 4

Located at the rear of the property, there is a double bedroom with a built in wardrobe.

Bedroom 5

A good size single bedroom with a built in wardrobe and a window to the rear.

Bedroom 6

A good size single with a window to the rear aspect.

Family Bathroom

Fitted with a white suite comprising of a panelled bath with a shower screen, attractive tiling, toilet and wash basin. There is a window to the front aspect and wood effect flooring.



Second Floor Landing

There is a built in storage cupboard and doors leading into two further bedrooms.

Bedroom 1

A very spacious double bedroom with a window to the front aspect. The bedroom is linked to a dressing area with three double wardrobes, velux window to the side, further fitted wardrobes and a door leading to the ensuite. The en-suite is fitted with a white suite comprising of a pannelled bath, toilet, wash basin, shower cubicle, wood effect flooring, window to the rear and attractive tiled splashbacks, there is also a door into a storage cupboard.

Bedroom 3

A good size double bedroom with a window to the front aspect and a velux window to the rear aspect

Garage

There is a tandem garage with power, lighting and electric door. There is an EV charging point which will remain as part of the sale.

Outside

The rear garden has a good size lawned garden, with planted borders, decked seating area and a concrete hard standing area behind the garage. There is large paved patio area adjoining the house, an outside tap and a door into the kitchen and french doors into the living room. To the side there is a pathway and gated access to the front of the property, this leads out onto a tarmac driveway where there is parking for up to four vehicles. To the front of the property there is a lawned area, various shrubs and bushes and pathway leading to the front door.

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 head in a northerly direction on the A423 Southam Road, on reaching the Tesco roundabout take the second exit, straight over. Follow the road for around half a mile and then turn left, first exit, at the next roundabout onto Dukes Meadow. Immediately take the first exit where the property will be on your left hand side.

Services

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

Local Authority

Cherwell District Council. Tax band D .

Tenure

A Freehold property.

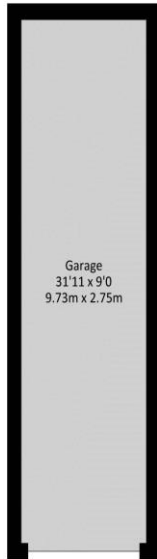
Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

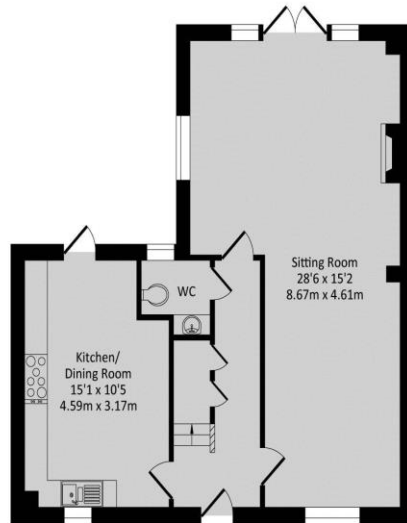
Guide Price: £475,000



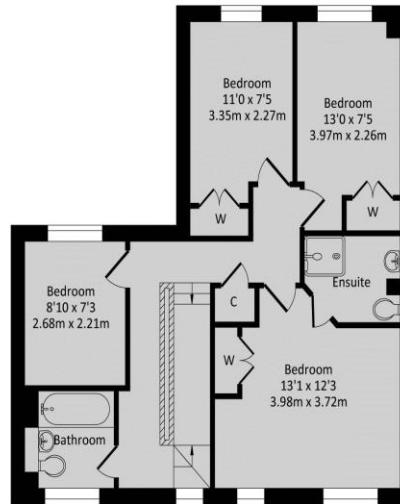
Garage
Approx. Floor
Area 288 Sq.Ft.
(26.80 Sq.M.)



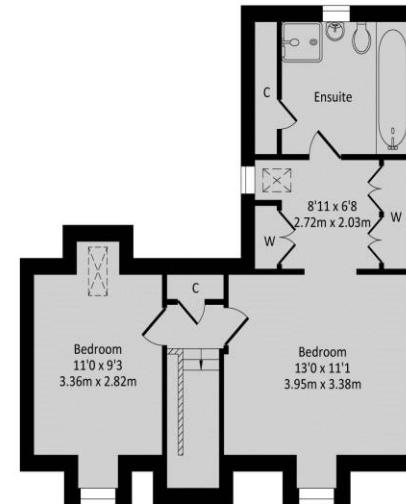
Ground Floor
Approx. Floor
Area 609 Sq.Ft.
(56.60 Sq.M.)



First Floor
Approx. Floor
Area 609 Sq.Ft.
(56.60 Sq.M.)



Second Floor
Approx. Floor
Area 495 Sq.Ft.
(46.0 Sq.M.)



Total Approx. Floor Area 2001 Sq.Ft. (186.0 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		
69-80	C	73 C	79 C
55-68	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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