



34 Garners Field

Great Bourton, Oxon, OX17 1FH



ROUND & JACKSON  
ESTATE AGENTS









An immaculately presented and spacious three-bedroom detached home constructed in 2019 by the highly regarded developer Hayfield Homes and located within the popular village of Great Bourton.

#### The Property

34 Garners Field, Great Bourton is a superb three-bedroom, detached family home with private rear garden, driveway parking and single garage on the edge of this sought after village. The property was constructed in 2019 by the highly regarded developer Hayfield Homes and is fitted with a modern air sourced heat pump for the heating and hot water cylinder. The immaculately presented property is arranged over two floors and is well laid out. On the ground floor there is a central entrance hallway, cloakroom/W.C., large dual aspect sitting/dining room with bi-folding doors onto the rear garden and a large kitchen/breakfast room and all of the ground floor benefits from Wet underfloor heating. On the first floor there is a landing, three double bedrooms with an en-suite and walk in wardrobe to the master bedroom and a family bathroom. Outside to the side there is a private lawned garden with a patio area adjoining the house, a personal door into the single garage and gated access to the tandem driveway which is located to the rear of the house. To the front and side of the property there are lawned gardens with established shrubs and plants and paved pathway leading to the front door. We have prepared a floor plan to show the room sizes and layout, some of the main features include.

#### Entrance Hallway

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

#### Sitting/Dining Room

A spacious and dual aspect reception room with windows to the front and side aspect and bi-folding doors leading to the garden. There is a continuation of the tiled flooring and ample space for both living room and dining furniture.

#### Cloakroom/W.C

A spacious cloakroom with a window to the front aspect, W.C., vanity unit, heated towel rail, tiled flooring and mosaic tiled splashbacks.

#### Kitchen/Breakfast Room

An exceptional kitchen which is fitted with a range of shaker style eye level cabinets with base units and drawers, work surfaces over and two windows to the side aspect. There is a two bowl inset sink and draining board, integrated double oven, warming drawer, fridge/freezer, dishwasher, washer/dryer and a four ring induction hob with an extractor hood over. There is a large central island/breakfast bar which has further storage cupboards. There is space for living/dining furniture and a useful understairs storage cupboard.

#### First Floor Landing



Doors to all first floor accommodation, window to the front aspect with far reaching views, airing cupboard which houses the hot water cylinder and hatch to loft space.

#### Master Bedroom

A spacious double bedroom with windows to the front and side aspect with door to the walk in wardrobe that offers useful storage space and a window to the rear aspect and door to 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 double bedroom with a window to the side aspect.

#### Bedroom Three

A double bedroom with dual aspect windows to the front and side.

#### Family Bathroom

A modern family bathroom fitted with a white suite comprising a panelled bath with mixer shower over, vanity unit, W.C., heated towel rail, window to the rear aspect and attractive tiled flooring and splashbacks.

#### Garage



A single garage with an up and over door to the front, personal door to the side leading to the garden. Power and light connected.

#### Outside

To the front of the property there is a pleasant lawned garden which wraps around to the side of the with established shrubs, trees and plants and a path that leads to the front door. The main area of garden is located to the side of the property and is private and predominantly laid to lawn with a patio seating area adjoining the property. To the rear there is a tandem driveway in front of the single garage to provide parking for two to three vehicles.

#### 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 roundabout 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. Continue straight for a short distance, where the property will be found on your right-hand side before the end of the cul-de-sac.

#### 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), Tadmorton Golf Club (5.6 miles) and Oxford Westgate (25 miles).

#### Services

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

#### Local Authority

Cherwell District Council. Council tax band E.

#### Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

#### Tenure

A freehold property.

#### Agents note

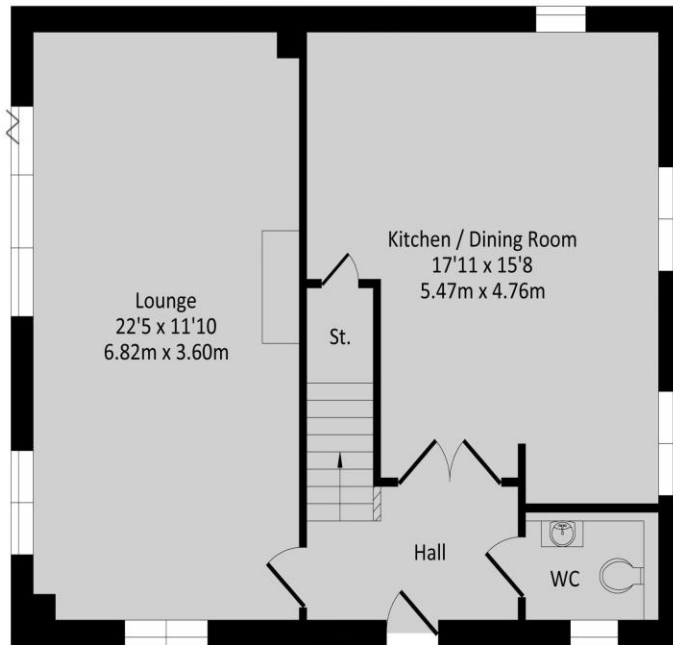
The service charge for 2025 was £223.23, but this is subject to annual review based on forecasted charges for ground maintenance the following year.

**Asking Price: £440,000**

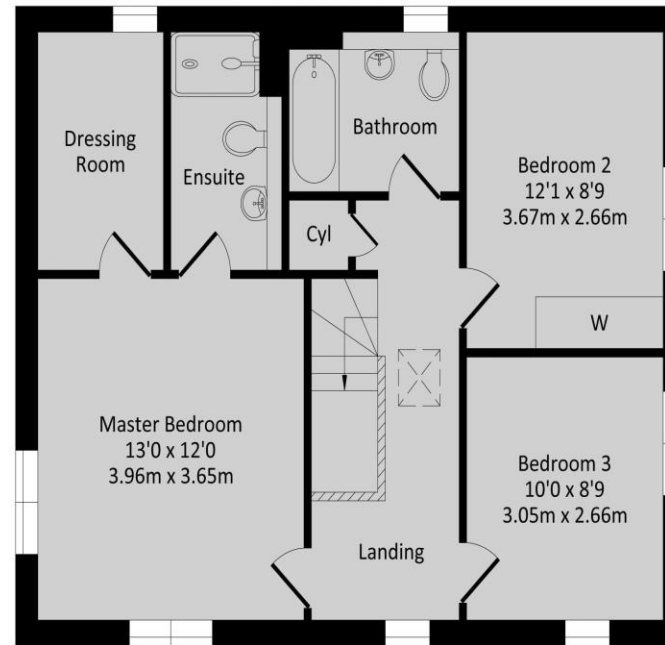




Ground Floor  
Approx. Floor  
Area 621 Sq.Ft.  
(57.7 Sq.M.)



First Floor  
Approx. Floor  
Area 621 Sq.Ft.  
(57.7 Sq.M.)



Total Approx. Floor Area 1242 Sq.Ft. (115.40 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.



**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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