



31 Lapsley Drive  
Banbury, Oxon, OX16 1EN



ROUND & JACKSON  
ESTATE AGENTS









A spacious and beautifully presented five bedroom, detached family home with versatile living accommodation and double garage in a tucked away position on the popular residential neighbourhood of Hanwell Fields.

#### The Property

31 Lapsley Drive, Banbury is a very well presented, five bedroom detached family home with a double garage and off-road parking. The property is pleasantly located in a tucked away position on the popular Hanwell Fields development on the northern side of Banbury close to amenities and schooling. The accommodation is well laid out and arranged over three floors. On the ground floor there is a central entrance hallway, cloakroom/W.C., dual aspect sitting room and a superb kitchen/diner which was modernised in 2023 by the current owners. Planning permission has been granted for a single storey extension to the rear. Outside of the property to the front there is a double garage with a driveway, a fitted EV charger and gated access to the rear. There is also pleasant garden area which wraps around to the left-hand side of the property which is laid to lawn with established trees, shrubs and plants. The main area of garden is located to the rear and is enclosed with a bricked wall perimeter to provide a private aspect, with two patio seating areas, a lawned area and established plant and shrub borders.

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, doors to all ground floor accommodation and tiled flooring.

#### Cloakroom/W.C.

Fitted with a W.C and wash hand basin.

#### Sitting Room

A spacious dual aspect reception room with a window to the front and double doors leading to the rear garden. There is a central gas fireplace, wooden flooring and shutters which remain as part of the sale.

#### Kitchen/Diner

A superb kitchen diner which is ideal for entertaining. Re-fitted in 2023 by Wren Kitchens, it has the benefit of the remainder of the ten-year warranty. There is a range of eye level cabinets with base units and drawers with work surfaces over, a breakfast bar which has a four-ring ceramic AEG hob with a fitted extractor. There is also integrated dishwasher, washing machine, warming drawer, oven and combination oven and microwave. Within the dining area to the front there is ample space for a dining table and dual aspect windows to the front and rear aspect and door to the rear garden. The window to the front has shutters which will remain as part of the sale.



#### First Floor Landing

Doors to all first-floor accommodation, window to the front aspect and stairs rising to the second floor.

#### Master Bedroom & En-Suite

A large double bedroom with built in wardrobes, a window to the front aspect and a door to the en-suite. The en-suite shower room was re-fitted in 2023 and comprises a W.C., vanity unit, double shower cubicle with a rainfall and handheld shower, tiled flooring, heated towel rail and a window to the rear aspect.

#### Bedroom Two

A double bedroom with a window to the rear aspect.

#### Bedroom Three

A double bedroom with a window to the front aspect.

#### Family Shower Room

Fitted with a modern suite comprising a double shower with a rainfall and handheld shower over, vanity unit, W.C., heated towel rail, tiled splashback and flooring with a window to the rear aspect.

#### Second Floor Landing

A spacious landing which is currently being utilised as a study, airing cupboard which houses the hot water cylinder, Velux style window to the rear and doors to both bedrooms.



#### Bedroom Four

A double bedroom with a window to the front aspect and hatch to the loft space.

#### Bedroom Five

A double bedroom with a window to the front aspect.

#### Double Garage & Parking

A double garage with two up and over doors to the front with power and light connected. There is a driveway directly in front which provides parking for three vehicles. There is an EV charging port fitted to the house.

#### Outside

The property benefits from having pleasant gardens to the front, side and rear. To the front, there is a small lawned garden area with established shrubs and plants with a path leading to the front door. This wraps round to the side of the property where there is a good sized lawned garden with further shrubs, trees and plants. The main area of garden is located to the rear in a south/easterly facing direction. There is a walled perimeter to provide an extra level of privacy, is predominantly laid to lawn with two patio seating areas, a greenhouse and a shrub borders throughout.

#### 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 onto Lapsley Drive and continue for a short distance and once you pass the park, take the first turn in on the left hand side where the property will be found after a short distance on your right.



#### Services

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

#### Local Authority

Cherwell District Council. Tax band E.

#### Tenure

A Freehold property

#### Viewing arrangements

Strictly by prior arrangement with Round & Jackson

#### Agents Notes

More information regarding the planning permission is available upon request or can be viewed online:

<https://planningregister.cherwell.gov.uk/Planning/Display/23/00083/F>

**Asking Price: £520,000**



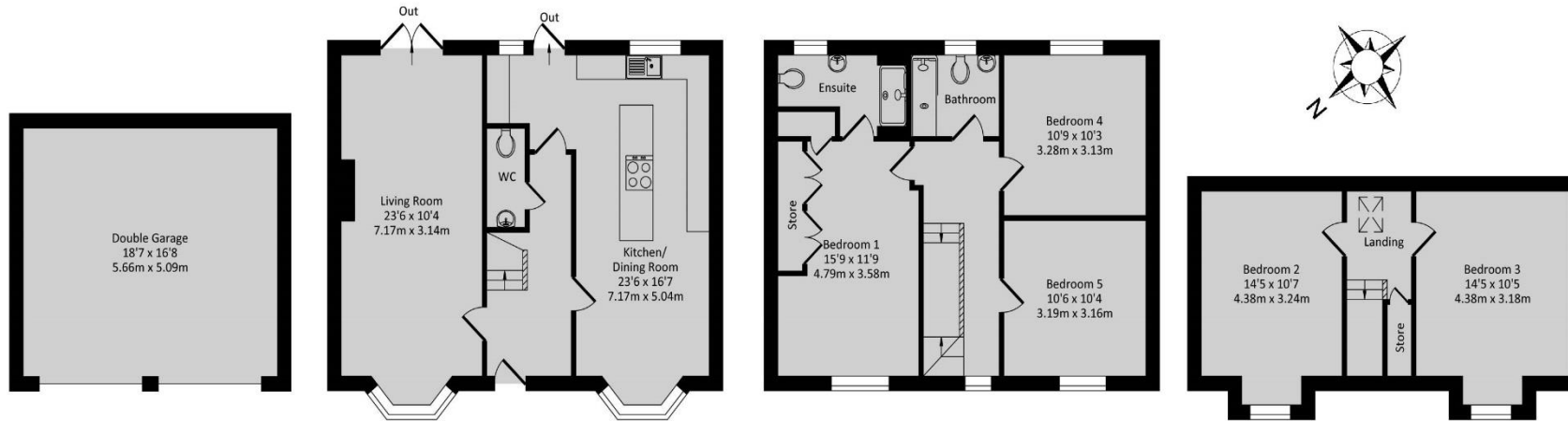


Garage  
Approx. Floor  
Area 310 Sq.Ft.  
(28.80 Sq.M.)

Ground Floor  
Approx. Floor  
Area 596 Sq.Ft.  
(55.40 Sq.M.)

First Floor  
Approx. Floor  
Area 580 Sq.Ft.  
(53.90 Sq.M.)

Second Floor  
Approx. Floor  
Area 351 Sq.Ft.  
(32.60 Sq.M.)



Total Approx. Floor Area 1837 Sq.Ft. (170.70 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		85 B
69-80	C	74 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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