

36 George Parish Road  
Banbury







# 36 George Parish Road

Banbury, OX16 0FN

£445,000

A well presented Bloor built four bedroom detached family home with garage and driveway parking for five vehicles and located at the end of a quiet cul-de-sac within the popular Banbury Rise development.

## The Property

36 George Parish Road, Banbury is a well presented, Bloor built, four bedroom detached family home with garage, private rear garden and driveway parking for five vehicles. The property is around eight years old and has the remainder of the ten-year NHBC warranty from when it was new. The property holds a favourable position in the corner of a quiet cul-de-sac within the popular Banbury Rise development on northern side of town. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a spacious hallway, sitting room, large kitchen diner, study and W.C. On the first floor there are three double bedrooms (recently replaced en-suite to the master) a single bedroom and a family bathroom. Outside there is a single garage and driveway parking for five vehicles and a private, west facing rear garden.

## Entrance Hallway

A spacious hallway with stairs rising to the first floor, two storage cupboards and doors leading to all ground floor rooms. High quality wood effect flooring throughout.

## W.C

Fitted with a white suite comprising toilet and wash basin with continuation of the flooring from the hallway.

## Study

Window to the front aspect and continuation of the flooring from the hallway.

## Sitting Room

A good sized and shaped sitting room with window to the front aspect.

## Kitchen/Diner

A lovely open plan kitchen diner with vaulted ceiling above the dining area. Fitted with modern grey fronted cabinets with worktops over and useful island with storage beneath. There is a one and a half bowl sink with drainer and attractive tiled splash backs throughout. The kitchen is fitted with a range of high-quality integrated appliances including fridge freezer, dishwasher and double oven with four ring electric hob above and extractor hood over. There is a built-in utility cupboard hiding behind double doors which has space and plumbing for a washing machine and dishwasher with cabinets above. The dining area is very spacious and light with Velux type window, french doors and two further windows overlooking the rear garden. The flooring continues from the hallway and there is a wall mounted Ideal gas fired boiler inside one of the cupboards.

## First Floor Landing

Doors leading to all first-floor rooms with loft hatch providing access to the roof space which isn't boarded and has no light or ladder.

## Bedroom One

A good-sized master bedroom with window to the front aspect and fitted mirror fronted wardrobes. Door leading into the recently refitted en-suite which is fitted with a white suite comprising large shower cubicle, toilet and wash basin. Heated towel rail and good quality tiling throughout with window to the side aspect and attractive flooring.

## Bedroom Two

A double bedroom with window to the front aspect.

## Bedroom Three

A double bedroom with window to the rear.



#### Bedroom Four

A single bedroom with window to the rear.

#### Family Bathroom

A really good-sized bathroom which is fitted with a white suite comprising a panelled bath, separate shower cubicle, toilet and wash basin. There are attractive tiled splash backs, a heated towel rail and window to the side aspect. Vinyl flooring throughout.

#### Garage

A good-sized single garage with up-and-over door power and lighting.

#### Outside

Outside to the rear there is a private, west facing lawned garden with paved patio area and planted borders. There is gated side access leading to the driveway which has parking for at least five vehicles and adjoins the house and garage to the side of the property and continues to the front where there is a pleasant walled garden with central pathway and lawned sections each side with planted borders.

#### Directions

From Banbury Cross proceed in a northerly direction via North Bar street and turn left at the crossroads traffic lights into the Warwick Road. Continue for approximately one and a half miles passing over two roundabouts and at the traffic lights at the Barley Mow Public house turn left onto the Stratford Road. Take the next left hand turn in into Bretch Hill and then the second right into George Parish Road. Follow the road to the right and then turn right at the junction and continue as the road bears right and to the end of the road. Turn right at the bottom of the road and number 36 will be located in the corner on the right-hand side.

#### 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 (55 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.

#### Services

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

#### Local Authority

Cherwell District Council. Tax band E.

#### Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

#### Tenure

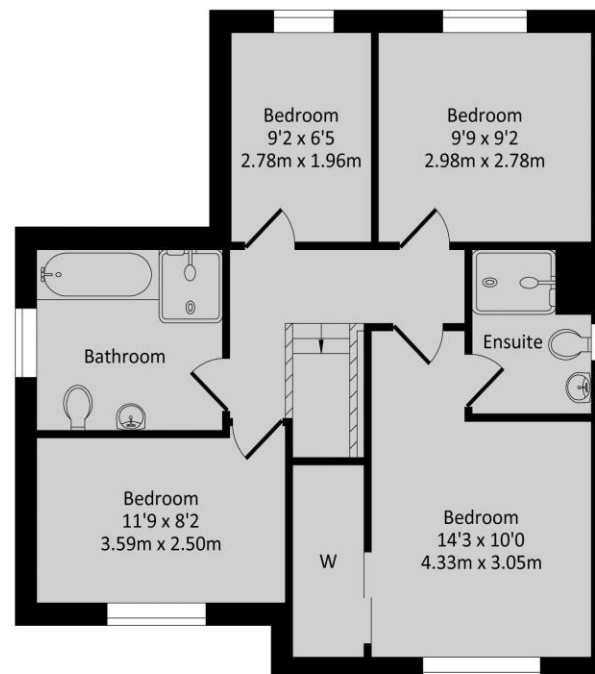
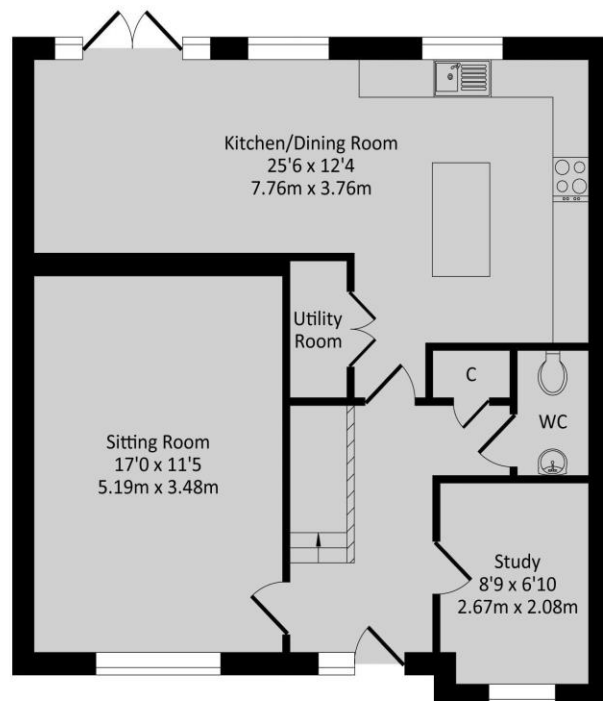
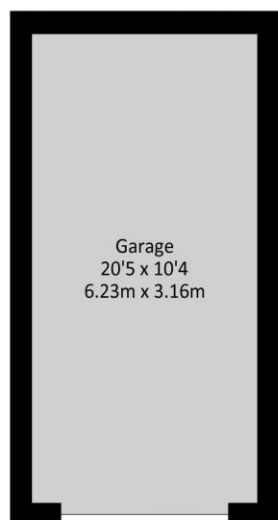
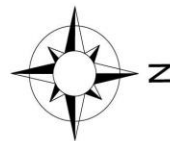
A Freehold property. Agents Note There is a management fee of £80 which is paid twice a year.



Garage  
Approx. Floor  
Area 212 Sq.Ft.  
(19.70 Sq.M.)

Ground Floor  
Approx. Floor  
Area 666 Sq.Ft.  
(61.90 Sq.M.)

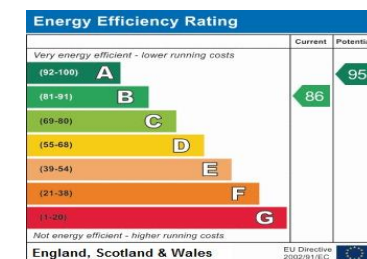
First Floor  
Approx. Floor  
Area 580 Sq.Ft.  
(53.90 Sq.M.)



Total Approx. Floor Area 1459 Sq.Ft. (135.50 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.



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