



2 Peake Drive
Banbury, OX16 9FR



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented four bedroom detached house with a garage and parking which is pleasantly situated fronting a large green and children's play park on this sought after modern development close to the town centre and train station.

The Property

2 Peake Drive, Banbury is a spacious and very well presented detached house which is conveniently located close to the town centre, train station and the Horton hospital. Constructed in 2021, the property offers spacious accommodation which is arranged over two floors. On the ground floor there is an entrance hallway, cloakroom/W.C., modern kitchen and a large sitting/dining room with access to the rear garden. On the first floor there is a central landing, four bedrooms with an en-suite shower room to the master and a modern family bathroom. To the front of the property there is a small garden area with a pathway leading to the front door. The main area of garden is located to the rear which is predominantly laid to lawn with a small patio seating area and gated access which leads to the side of the property where there is a single garage with parking in front for two-three vehicles. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Main door to the front, stairs rising to the first floor and doors to all ground floor accommodation.

Cloakroom/W.C.

Fitted with a wash hand basin, W.C. and a window to the side aspect.

Kitchen

Fitted with a range of modern, shaker style cabinets with base units and drawers with work surfaces over. There is an inset one and a half bowl sink and draining board, integrated dishwasher, fridge/freezer, double oven with a five ring gas hob above and extractor hood over. There is space and plumbing for a free standing washing machine and a window overlooking the large green and children's play park.

Sitting/Dining Room

A large reception room with ample space for a range of sitting room and dining furniture, a useful understairs storage cupboard. There is a window and double doors leading to the rear garden.

First Floor Landing

With a hatch to the loft space and doors to all first floor accommodation.

Master Bedroom & En-Suite

A good sized double bedroom with a built in wardrobe, window to the rear aspect and door to the en-suite. The en-suite is fitted with a double shower cubicle, heated towel rail, W.C. and wash hand basin with attractive tiled splash backs.

Bedroom Two

A double bedroom with a window to the front aspect.

Bedroom Three

A double bedroom with a window to the rear aspect.

Bedroom Four

A small double bedroom with a window to the front aspect.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath, wash hand basin, W.C. and heated towel rail with tiled splash backs.

Garage & Parking

Located to the side of the property, there is a single garage with an up and over door to the front and power and light connected. In front there is a tandem driveway which provides off road parking for two/three vehicles.



Outside

To the front of the property, there is a small garden area with a path leading to the front door. The house is pleasantly positioned fronting the large green and children's play park. To the rear, there is a large garden which is predominantly laid to lawn with a small patio area adjoining the house. There is gated side access which leads to 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 along South Bar and into the Oxford Road. Continue past the hospital and Sainsbury's supermarket the bear left before the flyover bridge and then left again at the roundabout onto Bankside. Continue along Bankside and through two chicanes and then take the first road on the right into Caldwell Road. Turn right into Cawse Street and continue into Jackson Road and follow until the end of the road where the turn in for Peake Drive will be to your right. The property is found after a short distance on your right hand side.



Services

All mains' services connected.

Local Authority

Cherwell District Council. Tax band D

Viewing Arrangements

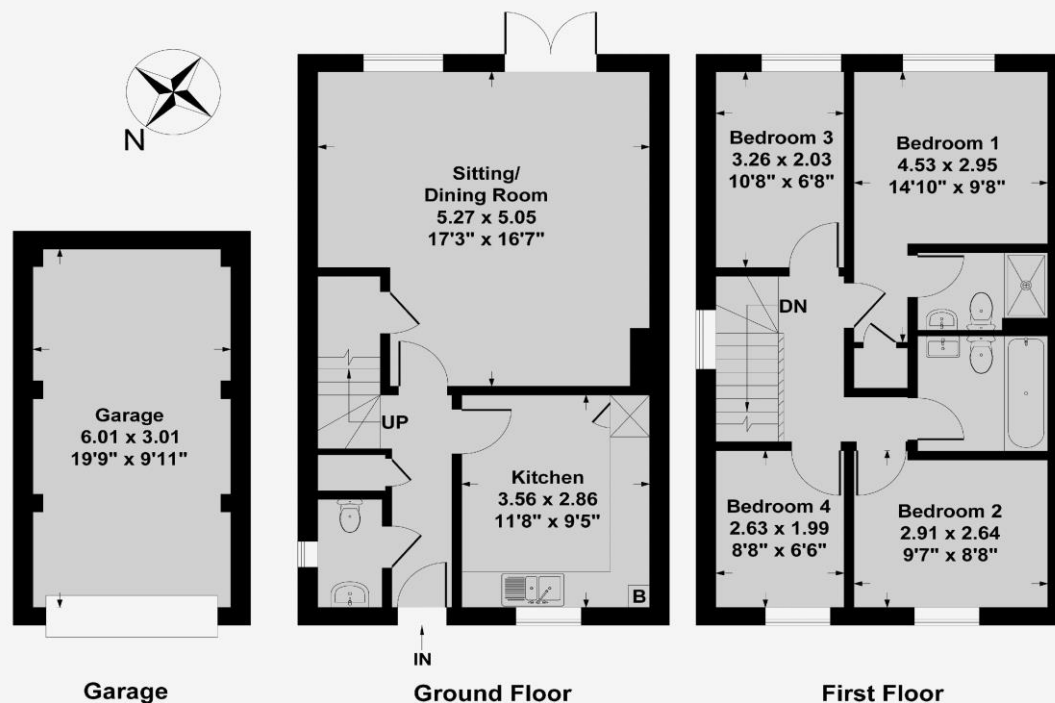
By Prior arrangement with Round & Jackson.

Tenure

A freehold property

Asking Price: £390,000





Ground Floor Approx Area = 45.34 sq m / 488 sq ft

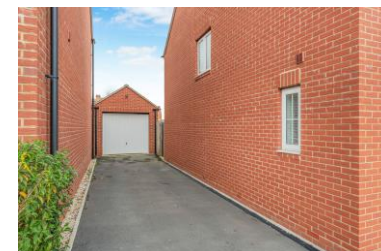
First Floor Approx Area = 45.34 sq m / 488 sq ft

Garage Approx Area = 18.09 sq m / 195 sq ft

Total Area = 108.77 sq m / 1171 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.

www.focuspointhomes.co.uk



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	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.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham – High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk



ROUND & JACKSON
ESTATE AGENTS

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.