



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

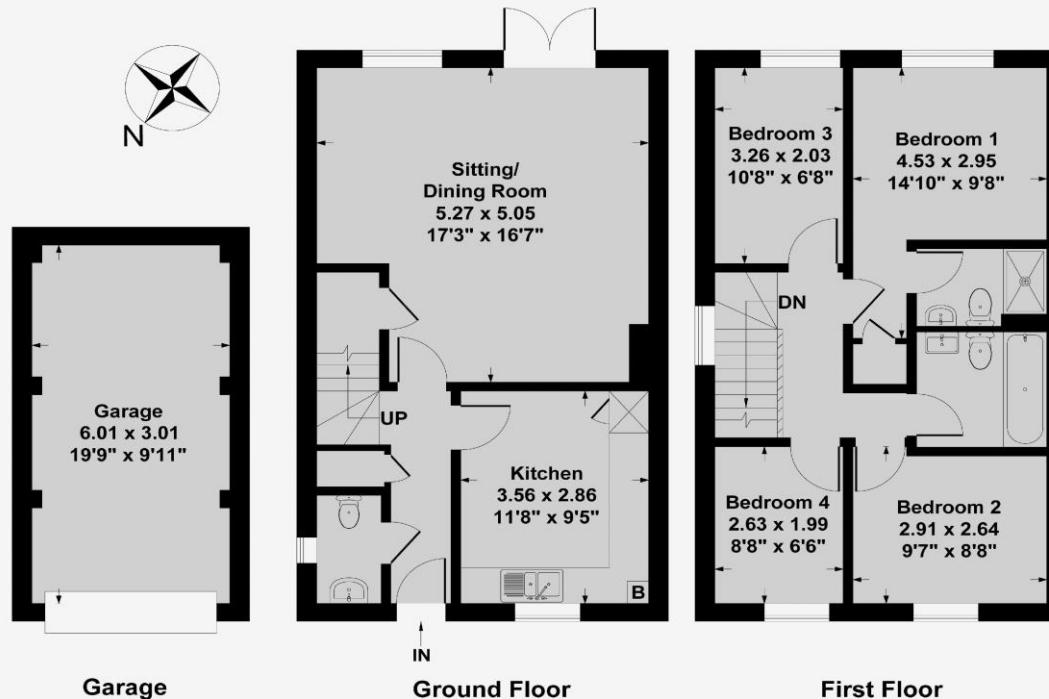
By Prior arrangement with Round & Jackson.

#### Tenure

A freehold property

**Asking Price: £390,000**





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

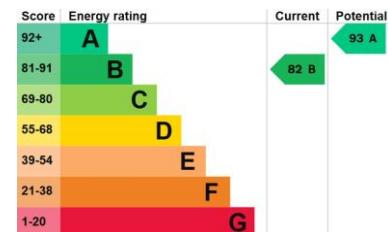
**First Floor Approx Area = 45.34 sq m / 488 sq ft**

**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.

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