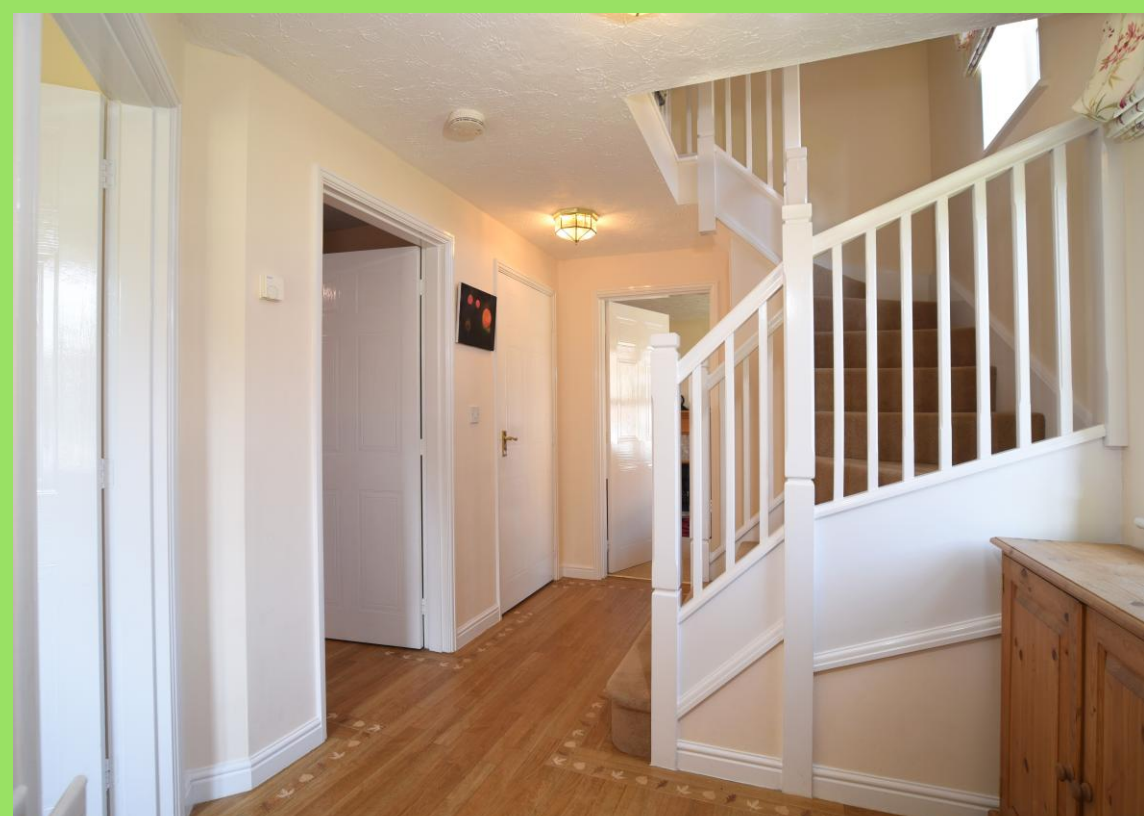




Pitmaston Lodge, Usher Drive
Banbury, Oxon, OX16 1AD



ROUND & JACKSON
ESTATE AGENTS





A well presented three bedroom house located within this highly regarded modern development and close to a wide range of amenities.

The property

Pitmaston Lodge, Usher Drive is a modern three-bedroom house which is pleasantly located within the Hanwell Fields development and close to a wide range of amenities. On the ground floor there is a central hallway, a sitting room with access to a conservatory, a dining room, a fitted kitchen and a cloakroom. On the first floor there is a central landing, a master bedroom with en-suite, two further bedrooms and a family bathroom. There is a lawned garden to the rear and a driveway and garage to the side.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hall

A spacious hallway with a staircase to the first floor and doors to all ground floor accommodation.

Sitting Room

A dual aspect reception room with a window to the front and double doors to the conservatory. The gas fire has been disconnected.

Conservatory

A useful additional room with tiled flooring and double doors to the garden.

Dining Room

A separate dining room or possible study with a window to the front.

Kitchen

Fitted eye level cabinets and base units and drawers with work surfaces over. Inset sink and draining board and four ring gas hob with extractor over and single oven beneath. Space for a washing machine, tumble dryer and fridge-freezer. Window to rear.

Cloakroom

Wash hand basin and low-level WC.



First Floor Landing

A central landing with a window to the front, a hatch to the loft space, an airing cupboard and doors to all first-floor accommodation.

Master Bedroom

A double room with a window to the front and an en-suite shower room.

Bedroom Two

A double room with a window to the front.

Bedroom Three

A good-sized single room with a window to the rear.

Family Bathroom

Fitted with a panelled bath, a wash hand basin and a low-level WC. Window to the rear.

Outside

to the front of the property there is a small lawn with a pathway to the front door. The rear garden is laid to lawn and there is gated access to the side drive and garage.



Garage

A single garage with an up and over door to the front.

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 in a northerly direction via Horsefair and North Bar Street. At the traffic light controlled cross roads, turn left on the Warwick Road, B4100. Follow this road towards the outskirts of the town and at the fifth roundabout turn right onto Dukes Meadow Drive. Take the first right at the roundabout onto Usher Drive and follow the road around to the left where the property will be found on your right.

Services

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

Local Authority

Cherwell District Council. Tax band C.

Tenure

A Freehold property

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Asking Price: £310,000

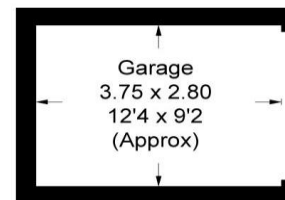


Usher Drive, Banbury

Approximate Gross Internal Area = 90.8 sq m / 977 sq ft
Garage = 10.5 sq m / 113 sq ft
Total = 90.8 sq m / 977 sq ft

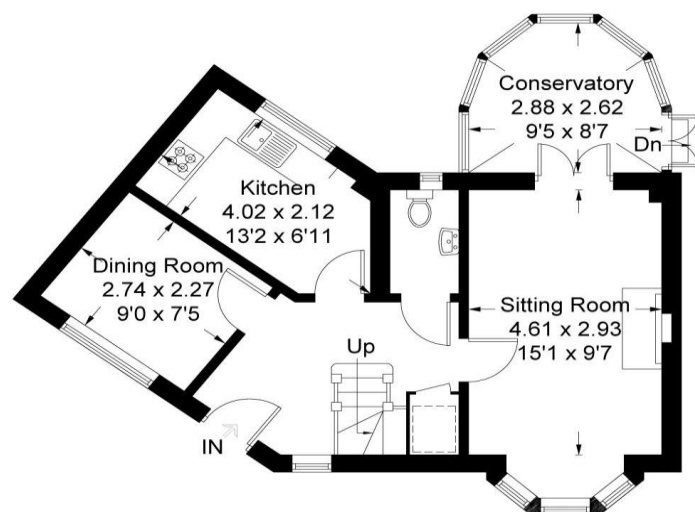


 = Reduced headroom below 1.5m / 5'0

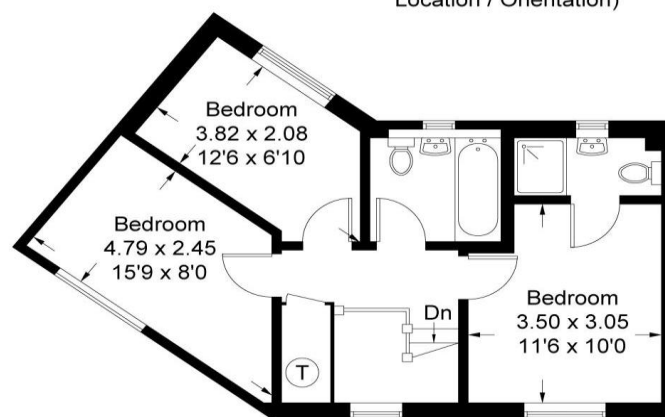


Garage

(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID196552)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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