



20 Lapsley Drive
Banbury, OX16 1EJ



ROUND & JACKSON
ESTATE AGENTS





A very well presented three-bedroom, semi-detached town house with a pleasant rear garden, a garage and driveway parking for up to three vehicles. Located on the popular Hanwell Fields development on the northern side of town. No onward chain.

The property

20 Lapsley Drive, Banbury is three double bedroom, semi-detached town house with versatile living space arranged over three floors. The property has three bathrooms and a ground floor W.C and comes to market with no onward chain. The property is located on the popular Hanwell Fields development and is close to local schooling and amenities. The living accommodation is arranged over three floors and is well laid out. On the ground floor there is an entrance hallway, kitchen/breakfast room, W.C, sitting room and a large conservatory. On the first floor there are two double bedrooms with fitted wardrobes, one with an en-suite, and there is a family bathroom. On the second floor there is a very large main bedroom with a dressing area, fitted wardrobes and an en-suite bathroom. Outside to the front of the property there is a lawned garden and a tarmac driveway for up to three vehicles and there is a garage, with power and lighting fitted. To the rear of the property there is a lawned garden with a paved patio area adjoining the house, and various shrubs and bushes, along with gated access to the side and rear access into the garage. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

Entrance Hallway

Stairs rising to the first floor, doors leading into the kitchen, sitting room and W.C. Tiled flooring throughout and storage beneath the stairs.

W.C

Fitted with a white suite comprising of a toilet, hand basin, heated towel rail and attractive tiling throughout.

Kitchen/Breakfast Room

Fitted with a shaker style kitchen with worktops over, tiled splash backs, inset sink and drainer, integrated fridge-freezer and a dishwasher. There is space and plumbing for a washing machine, a range cooker with eight ring gas hob and extractor hood over and there is a window to the front aspect and continuation of the tiled flooring from the hallway. Space for a small table and chairs and the wall mounted gas fired boiler is located here.

Sitting Room

A good size sitting room with a window to the rear aspect and double doors leading into the conservatory. There is a coal effect fire with a wooden surround and laminate flooring throughout.

Conservatory

A very large addition to the property with tiled flooring and doors into the garden.



First Floor Landing

Doors to two bedrooms and the family bathroom with stairs rising to the second floor. Window to the front aspect.

Bedroom Two

A double bedroom with a window to the rear aspect, fitted wardrobes and a door leading into the en-suite. The en-suite is fitted with a white suite comprising of a shower cubicle, toilet and wash basin with wood effect flooring throughout.

Bedroom Three

A double bedroom with a window to the front aspect and fitted wardrobes. There is a further built-in cupboard which houses the hot water system.

Family Bathroom

Fitted with a white suite comprising of a panelled bath, toilet and wash basin. Attractive tiling and wood effect flooring along with a heated towel rail.



Bedroom One - Second Floor

Located on the second floor, a very large and impressive main bedroom suite with fitted wardrobes, a large built-in cupboard and a dressing area. The dressing area has built-in storage and two Velux windows to the rear. The en-suite is fitted with a white suite comprising of a shower, toilet and wash basin and there are tiled splash backs along with a Velux window to the rear. Heated towel rail and wood effect flooring throughout.

Garage

A single garage with power and lighting, and an up-and-over door leading onto the driveway. There is also a rear access door into the garden.

Outside

To the rear of the property there is a sleeper edged, lawned garden with a paved patio adjoining the house and gravelled borders. There is gated access onto the driveway and a rear access door into the garage. To the front of the property there is lawned garden with established shrubs and a central pathway leading to the canopy porch and front door. There is a tarmac driveway to the side, which provides parking for up to three vehicles, and leads to the single garage.

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 the Town and many places of historical interest are within easy reach. Hanwell Fields is an established and popular modern development which is located on the northern outskirts of the town. There are many amenities close by which include primary and secondary schooling, The Hanwell Arms public house, a Co-Op mini supermarket and an Indian restaurant. There is also a large parkland area which has some lovely views and walks.

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. Follow this road and and turn left into Lapsley Drive at the first roundabout. Follow the numbering system and continue for around 150 yards where number 20 will be found on your right hand side.

Services

All mains services connected. The gas fired boiler is located in the kitchen and was replaced in November 2024.

Local Authority

Cherwell District Council. Tax band D.

Tenure

A Freehold property.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Asking Price: £335,000





Ground Floor Approx Area = 52.32 sq m / 563 sq ft
 First Floor Approx Area = 37.56 sq m / 404 sq ft
 Second Floor Approx Area = 32.80 sq m / 353 sq ft
 Garage Approx Area = 14.29 sq m / 154 sq ft
Total Area = 136.97 sq m / 1474 sq ft

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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