



4 Lord Grandison Way
Banbury, Oxon, OX16 1EP



ROUND & JACKSON
ESTATE AGENTS





An extended and deceptively spacious, three/four-bedroom townhouse which is within a pleasant tucked away position located on the popular Hanwell Fields development close to a wide range of amenities and schooling.

The Property

4 Lord Grandison Way, Banbury is a superb family home which is located in a quiet, no through road on the popular Hanwell Fields development and offers spacious accommodation laid out over three floors. On the ground floor there is a large entrance hallway, dining area, utility room, cloakroom/W.C., and kitchen which leads to the large family/sitting room with bi-folding doors onto the rear garden. On the first floor there is a double bedroom with an en-suite shower room and a further double bedroom which could be used as a first floor sitting room. On the second floor there are two double bedrooms and a family bathroom. The property is pleasantly situated fronting a green and child's play area. To the front of the house there is a lawned garden area with a path leading to the front door and a driveway which extends to the side of the house with a gate for additional security offering parking for several vehicles. To the rear there is a private and pleasant low maintenance, landscaped garden and access to the converted garage with has some useful storage space to the front and the rear has a insulated home office which is ideal for those having to work from home. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

With stairs rising to the first floor, useful storage cupboard and door to the dining room.

Dining Room

With a continuation of the wood effect flooring, a good sized reception room with a window to the front aspect and open doorway into the kitchen.

Kitchen

A modern kitchen fitted with a range of modern shaker style eye level cabinets and base units and drawers with work surfaces over and tiled splash backs. There is an integrated dishwasher, fridge freezer, double oven, four ring gas hob with an extractor hood over and one and half bowl sink and draining board. There are two windows to the side aspect with a large opening to the family/sitting room and door into the utility.

Utility Room

Fitted with shaker style cabinets, work surface, sink and draining board with space and plumbing for a washing machine and door to the W.C.

Cloakroom/W.C

Fitted with a W.C and wash hand basin.



Family/Sitting Room

Forming the rear extension, a superb addition with ample space for furniture with bi-folding doors to the rear garden.

First Floor Landing

Doors to first floor accommodation and stairs rising to the second floor.

Master Bedroom

A double bedroom with two double built in wardrobes, two windows to the rear aspect and a door to the en-suite.

En-Suite

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

Bedroom Two/Sitting Room

A double bedroom with two windows to the front aspect and a central fireplace. This could be used as a first floor sitting room.

Second Floor Landing

Doors to second floor accommodation, hatch to loft space and airing cupboard which houses the hot water cylinder.



Bedroom Three

A double bedroom with a double built wardrobe and two Velux style windows to the rear aspect.

Bedroom Four

A double bedroom with two windows to the front aspect.

Family Bathroom

A modern white suite comprising a panelled bath with rainfall shower and hand held shower over, W.C., wash hand basin and tiled splash backs. Window to the side aspect.

Garage/Office

The garage has been partially converted to provide normal garage storage space to the front, with power and light connected and up and door to the front, with the rear being a fully insulated home office with a window to the side aspect. A very useful addition for those having to work from home.

Outside

To the front of the property there is a pathway leading to the front door and a lawned garden area. To the side of the property there is a driveway which provides off road parking for several vehicles and a gate to provide additional security. To the rear of the house is a pleasantly landscaped garden which has a small lawned area and a tiled seating area with pergola next to the 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 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 turn left into Lapsley Drive at the first roundabout. Take the first left turning into Lord Grandison Way and follow the road down and bare left. Number 4 will be found after a short distance on your right-hand side.



Services

All mains' services connected. The boiler is located in the utility room.

Local Authority

Cherwell District Council. Tax band D.

Tenure

A Freehold property

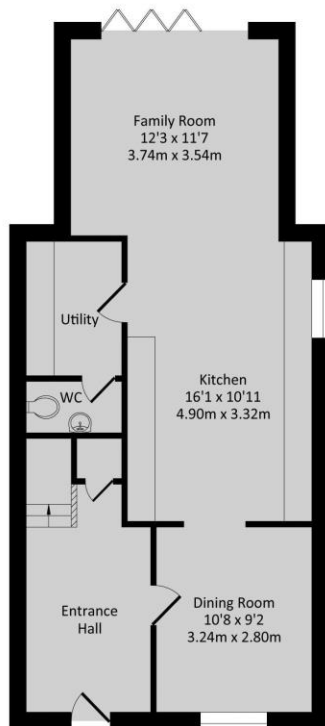
Viewing arrangements

Strictly by prior arrangement with Round & Jackson

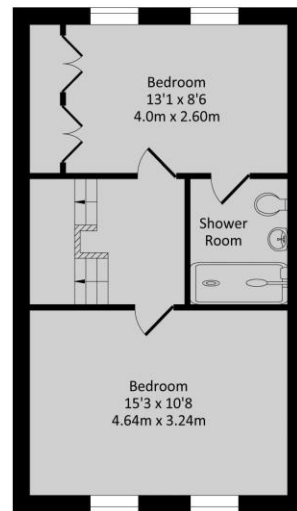
Asking Price: £385,000



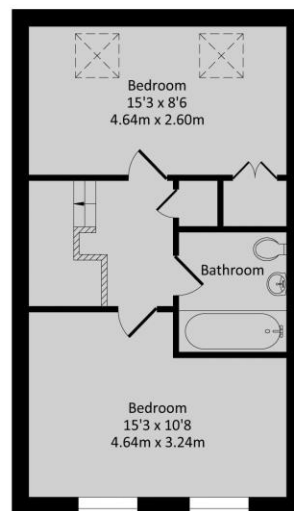
Ground Floor
Approx. Floor
Area 593 Sq.Ft.
(55.10 Sq.M.)



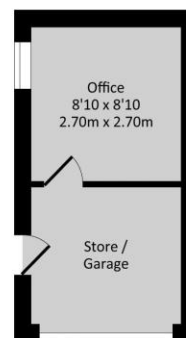
First Floor
Approx. Floor
Area 409 Sq.Ft.
(38.0 Sq.M.)



Second Floor
Approx. Floor
Area 409 Sq.Ft.
(38.0 Sq.M.)



Garage / Office
Approx. Floor
Area 146 Sq.Ft.
(13.6 Sq.M.)



Total Approx. Floor Area 1557 Sq.Ft. (144.7 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 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.

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