



Connells

George Parish Road
Banbury



Property Description

Situated in a superb position at the end of a peaceful cul-de-sac on the popular Banbury Rise development, this modern Bloor-built four-bedroom detached family home offers generous living space, excellent parking and a beautifully maintained west-facing garden. Built approximately eight years ago and benefiting from the remainder of the NHBC warranty, the property has been well cared for throughout.

The accommodation is arranged over two floors and offers a practical yet stylish layout ideal for family life. The ground floor includes a welcoming entrance hall, a separate study, a spacious sitting room, a downstairs W.C., and the standout feature—an impressive open-plan kitchen/dining room with a vaulted ceiling, island unit, integrated appliances and French doors opening onto the rear garden.

Upstairs are three double bedrooms and a single bedroom, including a generous master bedroom with fitted wardrobes and a recently refitted en-suite shower room. A well-proportioned family bathroom with both a bath and separate shower completes the first floor.

Outside, the property enjoys a private, west-facing rear garden, a sizeable garage and a substantial driveway providing parking for up to five vehicles. With excellent access to local schools, amenities and transport links, this is an ideal home for families seeking space,

convenience and a quiet residential setting.

Entrance Hall

A bright and spacious hallway with high-quality wood-effect flooring, two useful storage cupboards and stairs rising to the first floor. Doors lead to the sitting room, kitchen/dining room, study and W.C.

Study

A practical front-facing study ideal for homeworking, with continuation of the wood-effect flooring from the hallway.

Sitting Room

A well-proportioned family living space with a large front-aspect window. A naturally shaped room offering flexible layout options for furniture.

Kitchen/Dining Room

The standout feature of the home. A stylish and spacious open-plan kitchen/dining area with modern grey cabinetry, island unit, integrated appliances and attractive tiled splashbacks. The vaulted dining area, with Velux-style roof light, French doors and additional windows, creates an exceptionally bright space. A built-in utility cupboard provides discreet laundry facilities.

Cloakroom/W.C

Fitted with a contemporary white suite comprising wash basin and WC, with matching flooring to the hallway.

First Floor

Bedroom One

A generous master bedroom with fitted mirrored wardrobes and a front aspect window. Leads to:

En-Suite

Recently refitted and beautifully presented, with a large shower cubicle, wash basin, WC, heated towel rail and modern tiling. Window to the side aspect.

Bedroom Two

A double bedroom overlooking the front of the property.

Bedroom Three

A further double bedroom with views over the rear garden.

Bedroom Four

A well-sized single bedroom overlooking the rear.

Family Bathroom

A notably spacious family bathroom fitted with a white suite including bath, separate shower

cubicle, wash basin and WC. Heated towel rail and window to side aspect.

Garage

A larger-than-average single garage with power, lighting and up-and-over door.

Outside

The property enjoys a private west-facing rear garden mainly laid to lawn with a paved patio and planted borders. Side gate access leads to the extensive driveway, which provides parking for up to five vehicles. To the front is an attractive walled garden with lawned sections and a central pathway.

Local Area Information

Banbury Rise is a popular modern development located on the northern edge of Banbury, offering a well-balanced mix of family homes, green spaces and excellent local amenities. The area benefits from a strong sense of community and easy access to everyday conveniences including local shops, parks, takeaways, and regular bus routes into the town centre. Banbury Gateway Shopping Park, home to major retailers such as M&S, Next and Boots, is only a short drive away, while Castle Quay Shopping Centre provides further high street stores, restaurants and leisure facilities including a cinema and sports centre.

Families are exceptionally well catered for, with several well-regarded schools in close proximity. These include Orchard Fields Community School and Hardwick Primary School, both reachable within a short walk or

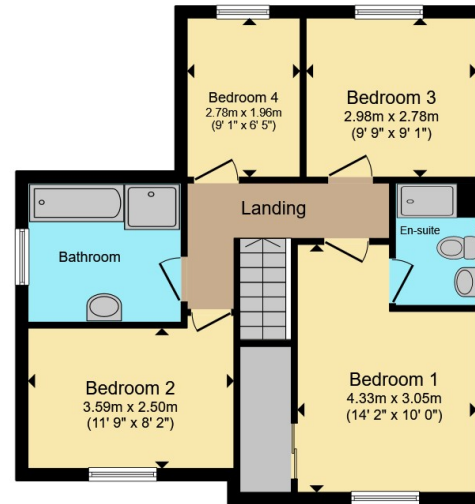




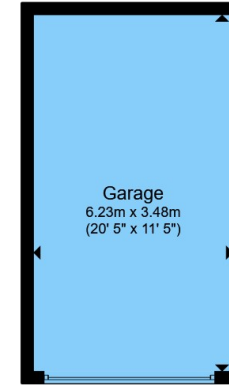




Ground Floor



First Floor



Garage

Total floor area 139.2 m² (1,498 sq.ft.) approx

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33 Bridge Street
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EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

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