



Connells

Nickling Road
Banbury



Property Description

Situated in one of the most desirable positions on this popular northern Banbury development, this attractive stone-built four-bedroom detached family home enjoys a unique setting at the end of a private cul-de-sac, overlooking open green space which creates a wonderful sense of privacy rarely found on a modern estate.

Constructed by Persimmon Homes and offering approximately 1,630 sq ft of well-planned accommodation, the property combines modern family living with attractive traditional styling.

The accommodation is entered via a welcoming central hallway with stairs rising to the first floor and a useful cloakroom. To the front of the property is a spacious dual-aspect sitting room, providing an excellent family reception space. A separate snug/family room offers flexibility as a playroom, home office or second living area.

The heart of the home is the impressive kitchen/dining room spanning the rear of the property. Fitted with a comprehensive range of modern units and centred around a large island, the room provides excellent entertaining and family space with French doors opening directly onto the garden. A separate utility room provides additional storage and practical space.

On the first floor, the generous principal bedroom benefits from fitted wardrobes and an en-suite shower room. There are three

further well-proportioned bedrooms and a contemporary family bathroom, making this an ideal property for growing families.

Outside

Outside, the property enjoys a pleasant frontage with lawned gardens and driveway parking leading to a substantial detached garage. The rear garden is mainly laid to lawn with a paved entertaining area, enclosed by attractive stone walling and offering a safe and private environment for children and pets.

The property's standout feature is undoubtedly its enviable position overlooking open green space and tucked away at the end of a private cul-de-sac, giving a far more open and spacious feel than many comparable modern homes.

Location

The property is situated to the north of Banbury on a highly regarded modern development, well placed for access to local schools, amenities, countryside walks and the M40 motorway. Banbury Railway Station offers regular services to London Marylebone, Birmingham and Oxford, making the area particularly attractive to commuters.

Anti Money Laundering

Please be aware that in line with UK

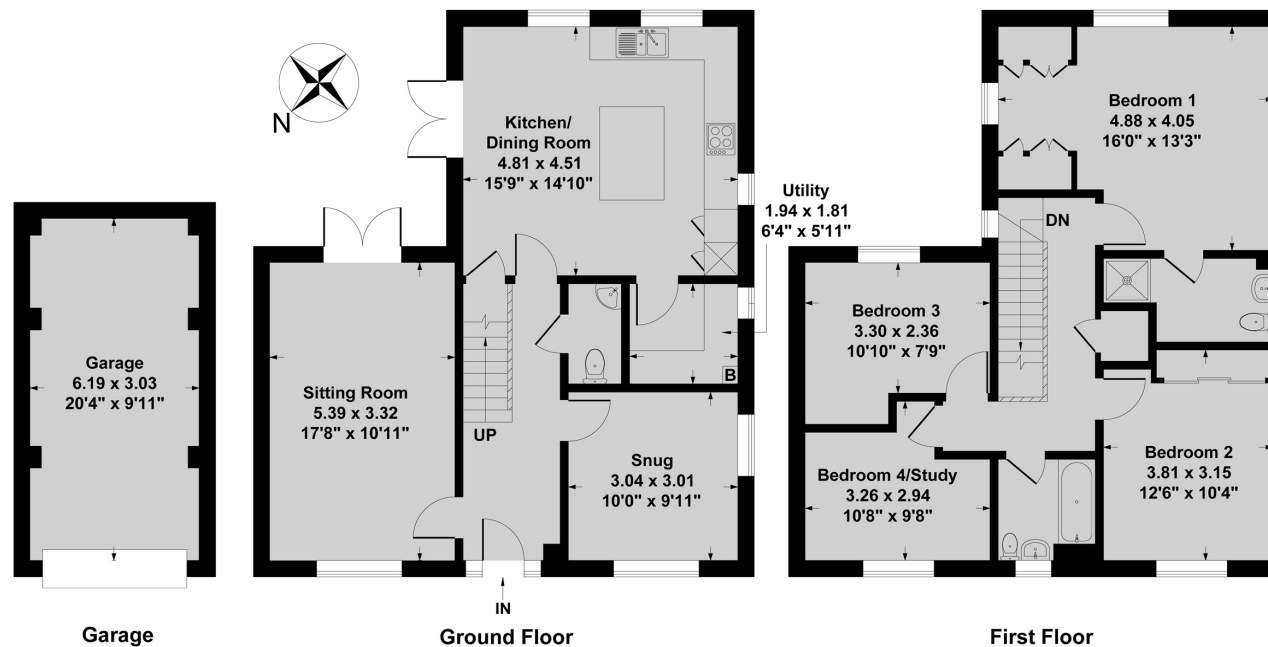
regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers.

An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Ground Floor Approx Area = 66.37 sq m / 714 sq ft
 First Floor Approx Area = 66.37 sq m / 714 sq ft
 Garage Approx Area = 18.75 sq m / 202 sq ft
 Total Area = 151.49 sq m / 1630 sq ft

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

www.focuspointhomes.co.uk

To view this property please contact Connells on

T 01295 268 101
E banbury@connells.co.uk

33 Bridge Street
 BANBURY OX16 5PN

EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/BAN309823



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BAN309823 - 0003