



JOE VIEIRIA POWERED BY **exp** TM UK

📞 01295 535 188 / 07796 266 529

@ joe.vieira@exp.uk.com

🌐 joevieira.exp.uk.com

Parsons Piece, Banbury, OX16 9GW

Guide Price £690,000

🛏 5 🚿 4 🚗 2



Property Ref, JV0032

Freehold:

A Distinguished Five-Bedroom Detached Residence in a Prime Banbury Location

Occupying a discreet position at the end of a private road within the highly regarded Victoria Park development, this substantial five-bedroom detached home offers well-balanced, thoughtfully arranged accommodation over three floors, extending to approximately 2,120 sq ft.

Constructed in 2020 to a high specification, the property combines contemporary architectural design with practical family living, finished with quality materials throughout.

The ground floor is centred around an impressive open-plan kitchen, dining and family space, forming the natural hub of the home. Appointed with a comprehensive range of Shaker-style cabinetry, Quartz work surfaces, and integrated Neff appliances, the space is both functional and refined. Bi-fold doors provide direct access to the rear garden, allowing for excellent natural light and a seamless connection between internal and external living. A separate reception room with a walk-in bay window, together with a dedicated study, offers further flexibility. A utility room and cloakroom complete the ground floor.

The first floor provides a well-proportioned principal suite, incorporating a dressing area and an en-suite bathroom with both bath and separate shower. A guest bedroom benefits from its own en-suite, while a further double bedroom is served by a family bathroom.

The second floor offers two additional double bedrooms and a shower room, together with a versatile landing space, currently arranged as a study area.

Externally, the rear garden extends to approximately 55 ft and has been landscaped to provide a combination of lawn and terrace,





This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. eXp Realty gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

- Chain Free - Five-bedroom detached executive home
- Built in 2020 to a high specification
- Sought-after Victoria Park development
- Quartz worktops and integrated Neff appliances
- Landscaped rear garden with porcelain patio and pergola
- Approx. 2,120 sq ft over three floors
- Prime position at the end of a private road
- Open-plan kitchen/dining/family room with bi-fold doors
- Principal suite with dressing area and en-suite
- Detached double garage and driveway parking



Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60