



19 Lord Fielding Close  
Banbury, Oxfordshire, OX16 1GB



ROUND & JACKSON  
ESTATE AGENTS





A beautifully presented and spacious three-bedroom detached family home with a garage, situated on a sought after no-through road within the popular Hanwell Fields development.

### The property

19 Lord Fielding Close is an immaculately presented three-bedroom detached family home, complete with a garage and off-street parking, tucked away in a quiet cul-de-sac within the popular Hanwell Fields development. Ideally positioned close to local schools and amenities, the property also offers convenient access to the M40. The accommodation is thoughtfully arranged over two floors and finished to a high standard. The ground floor comprises an inviting entrance hall, a cloakroom/utility room, a spacious kitchen/diner, and a comfortable sitting room opening into the dining room/conservatory, creating an ideal space for both everyday living and entertaining. To the first floor there is a generous master bedroom with en-suite shower room, a further double bedroom, a single bedroom, and a family bathroom. Outside, the home benefits from a good-sized garden, mainly laid to lawn with a patio area adjoining the house, perfect for outdoor dining and relaxation. To the rear, there is a single garage along with off-road parking. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

### Entrance Hallway

A welcoming entrance hall with doors to all ground floor accommodation, a useful understairs storage cupboard and stairs rising to the first floor.

### Kitchen/Diner

A modern and beautifully appointed kitchen/dining room providing a bright and sociable space, ideal for both everyday family living and entertaining. The kitchen is fitted with a comprehensive range of eye-level cabinets, base units and drawers with work surfaces over and an inset sink. Integrated appliances include two AEG ovens, an induction hob, fridge/freezer, Neff dishwasher, wine fridge, and a Quooker boiling water tap. There is ample space for a dining table and chairs, while two windows to the front aspect, an internal window overlooking the dining room, and a door leading to the garden allow for plenty of natural light throughout.

### Sitting Room

A spacious and inviting sitting room which leads into the dining room. Ample room for a range of furniture and a bay window to the side aspect.

### Conservatory/Dining Room

A spacious room with windows overlooking the garden, allowing for plenty of natural light. French doors leading into the garden.



### Cloakroom/Utility Room

Fitted with patterned flooring and stylish tiled splash backs, this room offers space and plumbing for a washing machine and tumble dryer, a useful cupboard, a countertop sink and a low-level WC with a window to the side aspect.

### First Floor Landing

Doors to all first-floor accommodation, with a loft hatch providing access to the roof space. There is also an airing cupboard housing the hot water tank and offering useful additional storage. Windows to both side aspects.

### Master Bedroom

A spacious master bedroom featuring built-in wardrobes and windows to both the front and rear aspects, allowing for an abundance of natural light. A door leads through to the en-suite shower room, which is fitted with a modern white suite comprising a low-level WC, wash hand basin, and double shower cubicle, complemented by white tiled splashbacks and a window to the front aspect.

### Bedroom Two

A good size double bedroom with fitted wardrobes and windows to both side aspects.



### Bedroom Three

A single bedroom with a window to the side aspect.

### Family Bathroom

Fitted with a white suite comprising a panelled bath, low level WC and wash hand basin. White tiled splashbacks and a window to the front aspect.

### Outside

To the side of the property, there is a good sized private rear garden which is predominantly laid to lawn with a patio area adjoining the house. To the rear of the property, there is a single garage and tandem driveway parking for two vehicles.

### Garage

A single garage with an up and over door. Light and power connected.

### 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 (51 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.



### Directions

From Banbury Cross head in a northerly direction on the A423 Southam Road, on reaching the tescos 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 continue over the first roundabout and on reaching the second roundabout turn left into Lapsley Drive. Take the first road on the left which is Lord Fielding Close and continue straight ahead where number 19 will be found on your left hand side as the road narrows.

### Services

All mains services connected. The gas fired boiler is located in the kitchen.

### Local Authority

Cherwell District Council. Council Tax band C.

### Viewing arrangements

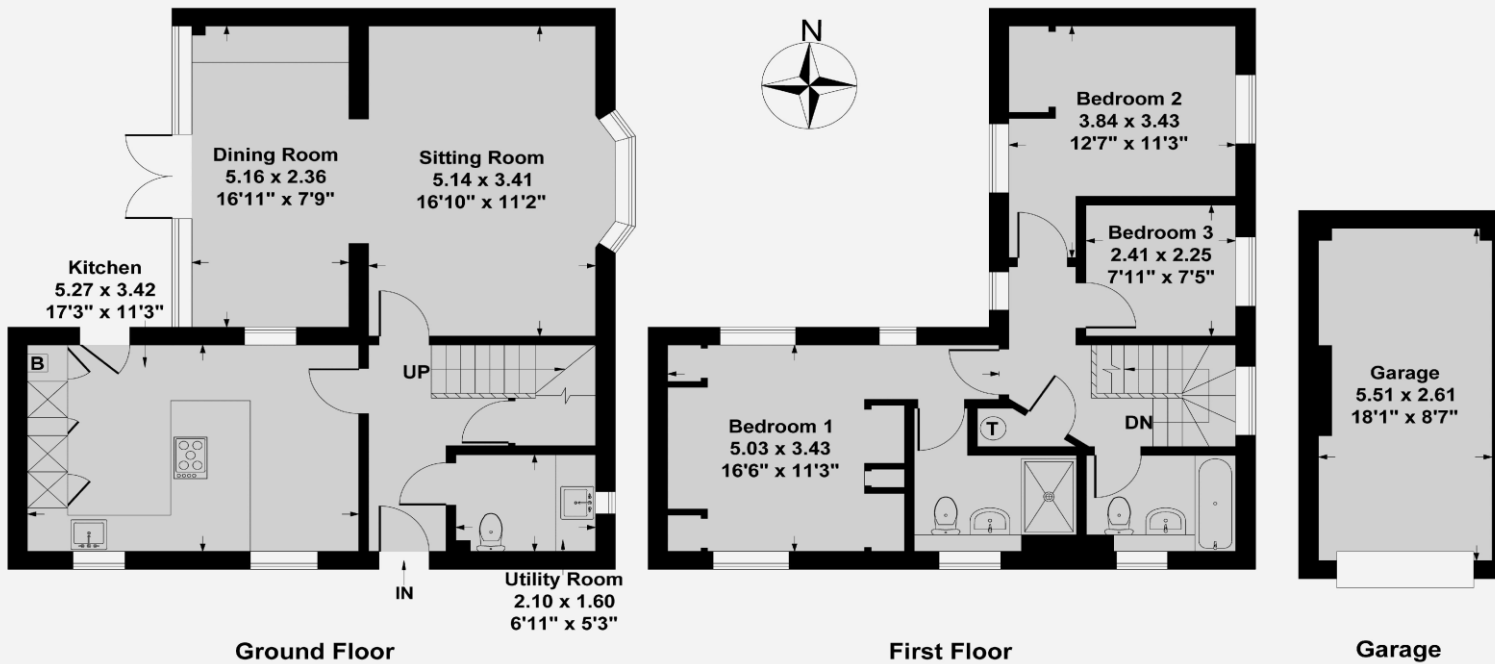
By prior arrangement with Round & Jackson.

### Tenure

A freehold property.

**Asking Price: £399,950**





**Ground Floor Approx Area = 61.85 sq m / 666 sq ft**  
**First Floor Approx Area = 47.25 sq m / 509 sq ft**  
**Garage Approx Area = 14.38 sq m / 155 sq ft**  
**Total Area = 123.48 sq m / 1330 sq ft**

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

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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