



20 Augustus Way
Banbury, OX16 1LG



ROUND & JACKSON
ESTATE AGENTS





A well-presented three-bedroom detached Bovis-built family home with a garage, generous driveway and larger-than-average rear garden. Situated on the popular Roman Fields development, the property benefits from solar panels, an EV charge point and the remainder of its 10-year NHBC warranty.

The property

A well-presented three-bedroom detached Bovis-built family home, pleasantly situated on the popular Roman Fields development on the northern side of town and conveniently placed for local schooling. The property offers bright and spacious accommodation arranged over two floors, including a generous sitting room, stylish kitchen/diner with breakfast bar, separate utility room and ground-floor W.C. Upstairs are three double-bedrooms, including a spacious principal bedroom with en-suite, together with a family bathroom. Outside, the property is complemented by a larger-than-average rear garden, a garage and a generous driveway providing parking for up to three vehicles. Further benefits include an EV charge point, two solar panels to help reduce electricity costs and the remainder of the property's 10-year NHBC warranty from when it was built. We have prepared a floor plan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A spacious hallway with good-quality oak-effect LVT flooring. Doors lead to all ground-floor rooms and stairs rise to the first floor.

Sitting Room

A bright and airy sitting room with windows to two aspects and French doors leading into the rear garden. There are good-quality fitted shutters, while the oak-effect LVT flooring continues throughout. There is plenty of space for furniture and a useful built-in storage cupboard beneath the stairs.

Kitchen/Diner

Fitted with a range of navy-coloured cabinets with quartz worktops over and matching quartz upstands. There is an inset one-and-a-half-bowl sink and drainer, integrated electric oven, four-ring gas hob with splash back and extractor hood, together with space for a freestanding fridge/freezer and dishwasher. A breakfast bar provides additional seating, while the dining area offers plenty of space for a table and chairs. There are windows to the front and rear aspects, fitted shutters to the front, and the oak-effect LVT flooring continues throughout. A door leads into the utility room.

Utility Room

Fitted with cupboards and quartz worktops over, with space and plumbing for a washing machine and tumble dryer. The oak-effect LVT flooring continues from the kitchen, and there is a door leading into the rear garden. A wall-mounted Ideal gas-fired boiler is also located here.



Cloakroom W.C

A spacious WC fitted with a white suite comprising a toilet and wash basin, complemented by attractive tiled splash backs. The oak-effect LVT flooring continues throughout.

First Floor Landing

A good-sized, bright and airy landing with a window to the rear aspect and doors leading to all first-floor rooms. There is a loft hatch providing access to the roof space, which remains as the property was built.

Bedroom One

A spacious principal bedroom with windows to three aspects and fitted shutters. There is plenty of space for wardrobes and additional bedroom furniture, with a door leading into the en-suite.

En-Suite

Fitted with a white suite comprising a large walk-in shower cubicle, toilet and wash basin. There is attractive tiling to the walls, tiled flooring, a heated towel rail and a window to the rear aspect.

Bedroom Two

A large double bedroom with a window to the front aspect and fitted shutters. There is plenty of space for bedroom furniture.



Bedroom Three

A good-sized double bedroom with a window to the rear aspect, fitted blind and wood-effect flooring.

Family Bathroom

Fitted with a white suite comprising a panelled bath, toilet and wash basin, complemented by tiled flooring and tiled splash backs. There is a heated towel rail and a window to the front aspect.

Garage

A single garage with power and light fitted and an up-and-over door opening onto the driveway.

Outside

To the rear is a larger-than-average lawned garden, walled to one side and featuring a paved patio adjoining the house, an outside tap and various established trees and shrubs. Steps lead up to gated access providing a connection to the garage and driveway. To the front is a lawned garden with established planted borders and a paved pathway leading to the canopy porch and front door. To the front/side is a further good-sized, well-stocked planted area. In front of the garage is a generous tarmac driveway providing parking for up to three vehicles, together with an EV charge point. Two solar panels are fitted to the house to help reduce electricity costs.

Situation

Banbury is a thriving market town located just north of Oxford amidst beautiful rolling countryside. The town is steeped in history and is now a modern centre with a full range of shops, supermarkets, a cinema complex, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east. Banbury railway station provides regular trains to all parts of the country with London and Birmingham a comfortable commute (London Marylebone from 57 minutes and Birmingham New Street from 44 minutes). Birmingham Airport is about 40 miles distant and Heathrow and Luton Airports are also within easy reach. There is a local supermarket a short walk from the property. The local area provides a range of primary and secondary schools; with NOA and Hanwell Fields Academy both only a mile away.

Directions

From Banbury Cross proceed in a northerly direction via Horsefair and North Bar Street. At the traffic light controlled cross roads, turn left on the Warwick Road, B4100. Follow this road towards the outskirts of the town and go straight ahead at the mini roundabout near Sainsbury's Local and then take the next left hand turn into Roman Fields Avenue. Take the second road on the right which is Augustus Way and Number 20 will be found on your right hand side after around 200 yards.

Services

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

Local Authority

Cherwell District Council. Tax band D.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

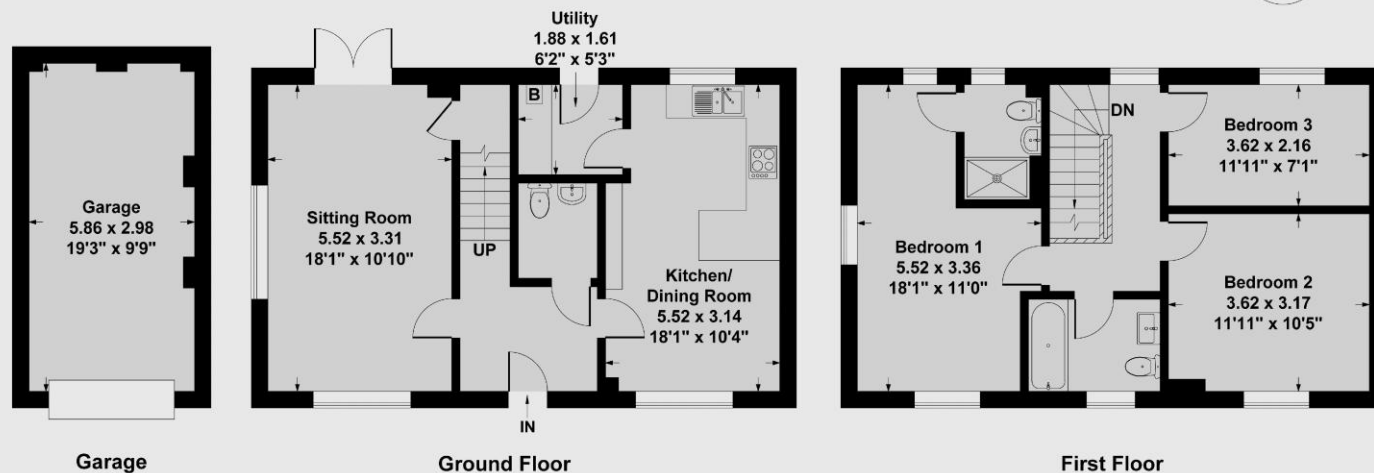
A freehold property.

Agents Note

In the future there may be a service charge for the development. Currently there is nothing in place.

Asking Price: £425,000





Ground Floor Approx Area = 50.52 sq m / 544 sq ft
 First Floor Approx Area = 50.52 sq m / 544 sq ft
 Garage Approx Area = 17.46 sq m / 188 sq ft
 Total Area = 118.50 sq m / 1276 sq ft

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

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

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