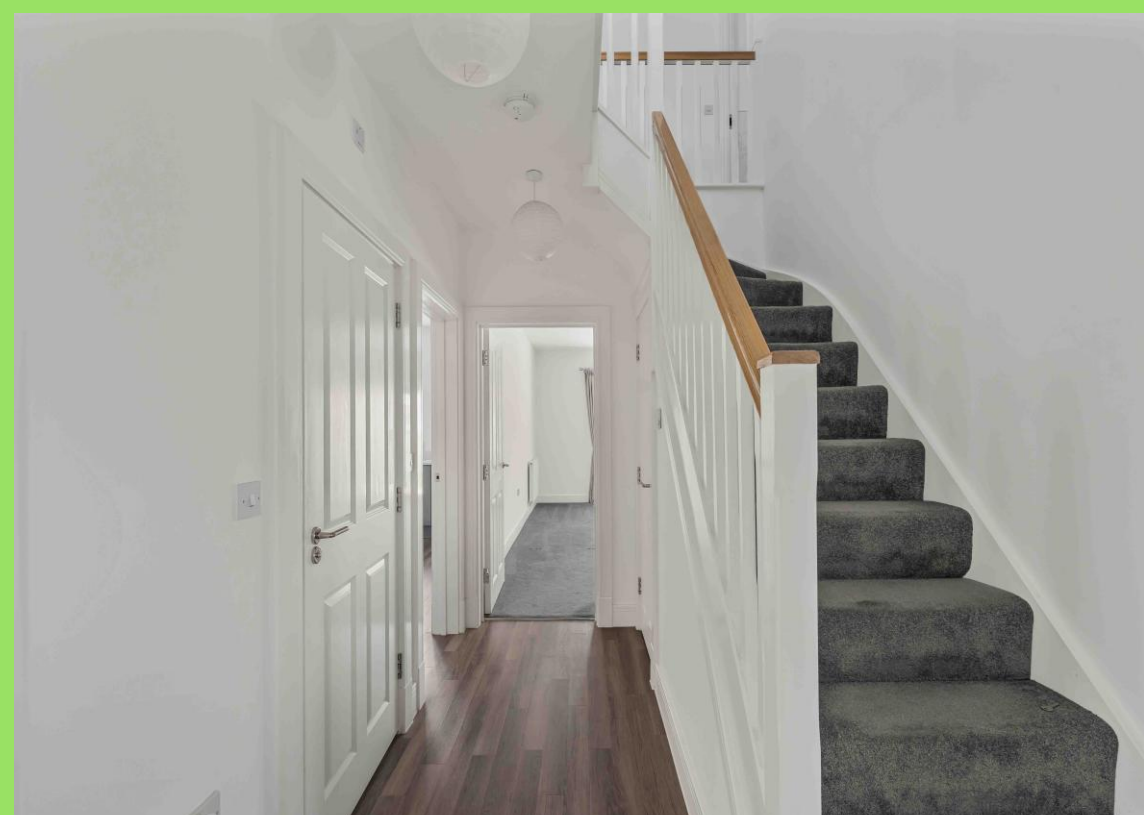




8 Thenford Way  
Banbury, Oxon, OX16 2DS



ROUND & JACKSON  
ESTATE AGENTS





**An exceptional five bedroom detached family home, beautifully positioned in a tucked away setting overlooking open fields to the front. Offering over 2,400 sq ft of versatile accommodation, double garage, spacious living areas and a landscaped rear garden on a highly regarded development.**

#### The property

Situated within a quiet and secluded position on the edge of this popular modern development, this impressive five bedroom detached home offers substantial and versatile accommodation arranged over three floors. Enjoying attractive open field views to the front, the property combines generous family living space with contemporary styling and a practical layout ideal for modern family life. The accommodation extends to approximately 2,498 sq ft including the detached double garage and briefly comprises a welcoming entrance hall, study, cloakroom, spacious sitting room, large kitchen/breakfast room, utility room and separate dining room to the ground floor. The first floor provides three well proportioned bedrooms including a superb principal bedroom with en-suite facilities together with a family bathroom, whilst the second floor offers two further generous double bedrooms and an additional bathroom. Outside, the property benefits from a detached double garage with driveway parking, whilst the rear garden has been designed for low maintenance enjoyment with a large paved patio and lawned area. The home is ideally positioned for access to local schools, amenities, transport links and countryside walks.



#### Entrance Hallway

A spacious and welcoming entrance hall providing access to the principal ground floor accommodation with stairs rising to the first floor and useful under stairs storage.

#### Sitting Room

A superb reception room enjoying an abundance of natural light with French doors opening directly onto the rear garden, creating an excellent entertaining and family living space.

#### Dining Room

A separate reception room offering flexibility as either a formal dining room, playroom or additional family room.

#### Study

Located to the front of the property and benefitting from a bay window, this room provides an ideal home office or study space.

#### Kitchen

Beautifully fitted with a comprehensive range of contemporary wall and base units with ample work surfaces and integrated appliances. There is generous space for dining and views across the rear garden, making this ideal for entertaining.

#### Utility Room

Conveniently positioned off the kitchen with additional storage, appliance space and external access, ideal for day to day living.

#### Cloakroom

Fitted with a modern white suite comprising wash hand basin and WC.

#### Master Bedroom

A spacious double bedroom positioned on the first floor with fitted wardrobes. An adjoining dressing area offers additional built-in wardrobes and access to a stylish en-suite shower room.

#### Bedroom Two

A generous double bedroom overlooking the front aspect with fitted wardrobes and ample space for bedroom furniture.

#### Bedroom Three

A well proportioned double bedroom enjoying a pleasant front aspect.

#### Family Bathroom

Fitted with a contemporary suite comprising panelled bath, separate shower, wash hand basin and WC.

#### Bedroom Four

Located on the second floor, this spacious double bedroom offers versatility for guests, teenagers or additional workspace.



#### Bedroom Five

Another excellent double bedroom positioned on the second floor with easy access to the additional bathroom facilities.

#### Bathroom

Serving the upper floor accommodation with modern fittings including bath or shower facilities, wash hand basin and WC.

#### Outside

The property occupies an enviable tucked away position with attractive open field views to the front. To the side is a detached double garage with driveway parking for several vehicles. The rear garden is predominantly laid to lawn with a large paved patio area ideal for outside dining and entertaining, all enclosed by timber fencing.

#### 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 (55 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 proceed in a northerly direction on the via Horsefair and North Bar Street. Continue straight ahead at the traffic light controlled crossroads staying on the A361 Southam Road. Take the second exit at the roundabout sign posted for Southam on the A423. Go straight ahead at the next roundabout and continue for approximately 1/2 mile and turn right into Bourton Road. Continue down Bourton Road to the end and turn left into Thenford Way. Then take the first right turn where the property can be found on your left hand side.

#### Services

All mains services connected.

#### Local Authority

Cherwell District Council. Tax band G.

#### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

#### Tenure

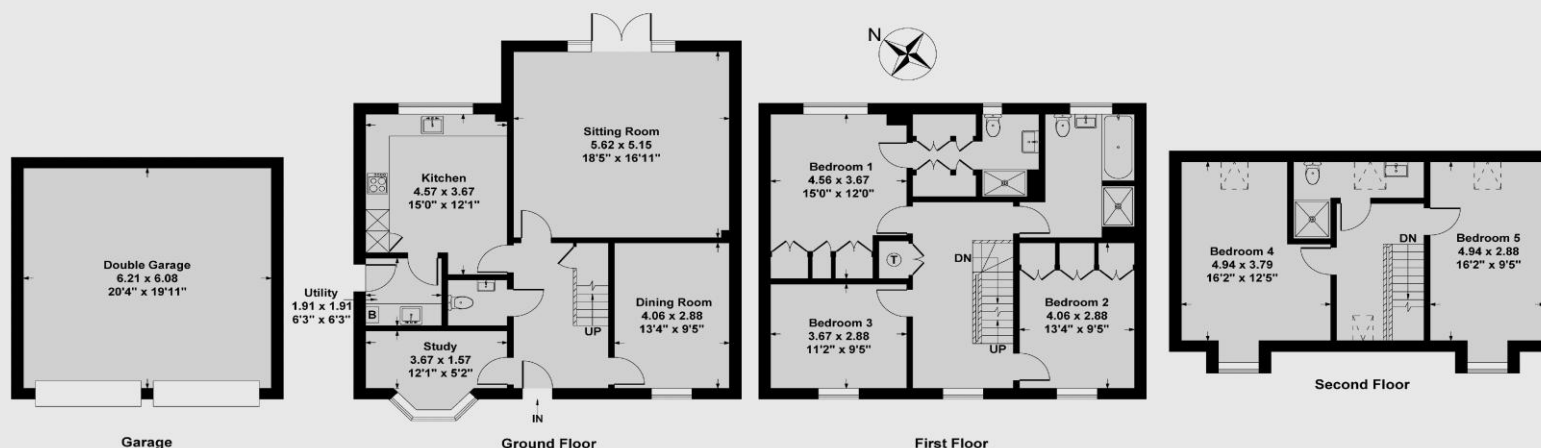
A freehold property.

#### Agents Note

There is a yearly Estate charge believed to be around £115.44 per annum.

**Asking Price: £580,000**





Ground Floor Approx Area = 79.18 sq m / 852 sq ft  
 First Floor Approx Area = 68.96 sq m / 742 sq ft  
 Second Floor Approx Area = 46.22 sq m / 498 sq ft  
 Garage Approx Area = 37.75 sq m / 406 sq ft  
 Total Area = 232.11 sq m / 2498 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             | 86 B    | 91 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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