

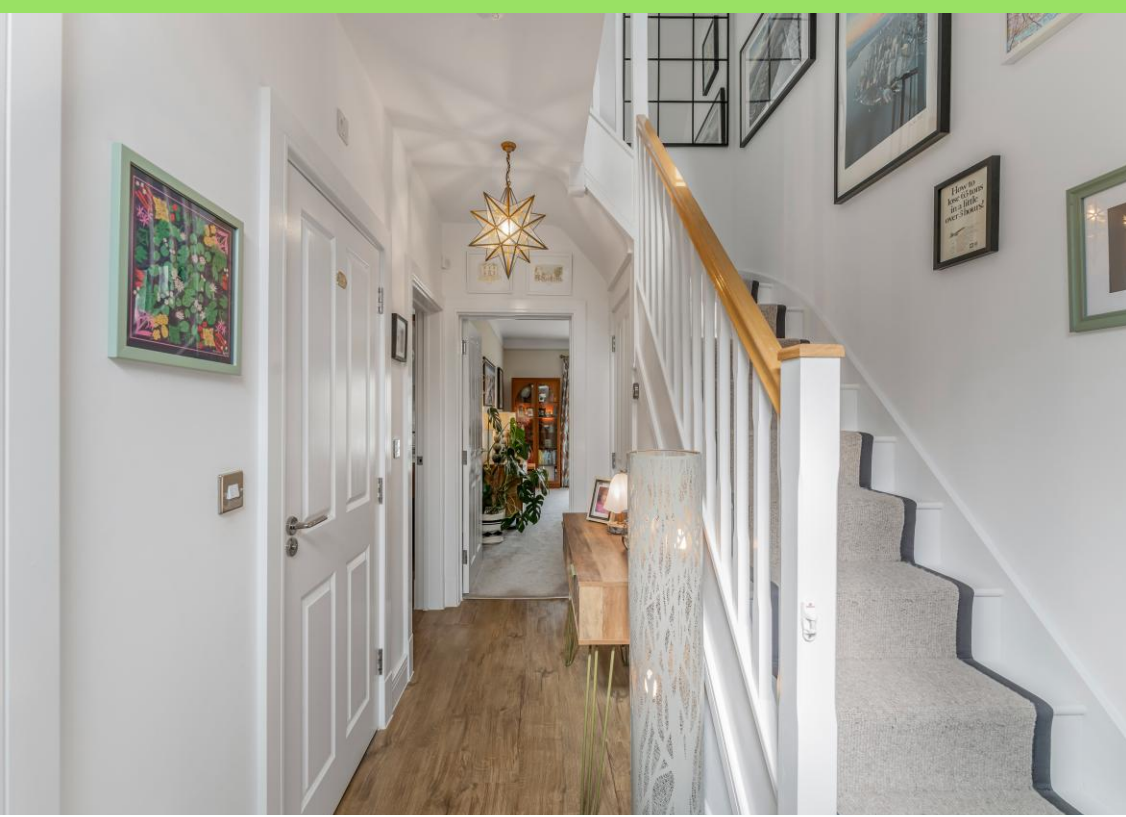


6 Thenford Way

Banbury | Oxfordshire | OX16 2DS



ROUND & JACKSON  
ESTATE AGENTS





A stone-built five-bedroom detached home with spacious accommodation over three floors, situated in a quiet cul-de-sac of just five dwellings. Benefiting from a double garage, driveway parking, landscaped rear garden, and generous family living space throughout.

#### Entrance Hallway

A spacious and welcoming entrance hallway with stairs rising to the first floor and doors leading to all ground floor rooms. There is a useful understairs cupboard, high-ceilings, and attractive Amtico flooring throughout.

#### Ground Floor/W.C

Fitted with a white suite comprising a toilet and wash basin, with attractive tiled splash backs and continuation of the Amtico flooring.

#### Study

A good-sized study with a sash window to the front aspect, high ceilings, and Amtico flooring continuing through from the hallway.

#### Sitting Room

A wonderful and particularly spacious sitting room with high-ceilings, French doors leading into the garden, and further glazed doors opening into the dining room. The room also benefits from a stylish media wall with attractive electric fire.

#### Dining Room

A spacious dining room with high-ceilings, a sash window to the front aspect, and a door leading into the hallway.

#### Kitchen/Breakfast Room

Fitted with a range of gloss cabinets with quartz worktops over, matching upstands, and tiled splash backs. A central breakfast bar provides additional storage with drawers beneath and incorporates a wine fridge. Integrated appliances include a fridge-freezer, double oven, five-ring gas hob with extractor hood, dishwasher, and inset sink and drainer. The room benefits from high-ceilings, windows to the rear aspect, Amtico flooring throughout, and a door leading into the utility room.



#### Utility Room

A good-sized utility room fitted with a range of cupboards, integrated washing machine, sink, and quartz worktops. The Amtico flooring continues throughout, and there is a glazed door to the side aspect and driveway. The Ideal gas-fired boiler is also located here.

#### First Floor Landing

A spacious, bright and airy landing with a sash window to the front aspect and doors leading to all first-floor rooms. There is a cupboard housing the hot water system and stairs rising to the second floor.

#### Bedroom One

A spacious double bedroom with sash windows to the front and side aspects and plenty of space for furniture. A door leads into the dressing area where there are two large mirror-fronted wardrobes with hanging rails and shelving. The large ensuite is fitted with a walk-in shower cubicle with rainfall shower head and handheld attachment, toilet, and wash basin with vanity storage cupboard beneath.

Further benefits include attractive tiled splash backs, Amtico flooring, heated towel rail, and a window to the rear aspect.

#### Bedroom Two

Located on the first floor, this is a large double bedroom with a window to the rear aspect and ample space for furniture.

#### Bedroom Three

Also located on the first floor, this good-sized double bedroom is currently used as a nursery and benefits from a sash window to the front aspect and a useful recessed storage area.

#### Family Bathroom

A spacious bathroom fitted with a white suite comprising a panelled bath, large built-in shower cubicle, toilet, and wash basin with vanity storage cupboard beneath. There are tiled splash backs, tiled flooring, heated towel rail, and a window to the rear aspect.

#### Second Floor Landing

A spacious landing with doors leading to all second-floor rooms. There is a Velux window to the front aspect and loft access to the partly boarded roof space with lighting fitted.





#### Bedroom Four/Bar & Snug

Currently used as a bar/snug, this large double bedroom features a media wall, sash window to the front aspect, Velux windows to the rear, and some restricted head height.

#### Bedroom Five

Located on the second floor, this spacious bedroom benefits from fitted wardrobes, dual aspect sash windows to the front and side, and a further Velux window to the rear. There is some restricted head height.

#### Second Floor Shower Room

Fitted with a white suite comprising a corner shower cubicle, toilet, and wash basin. There are attractive tiled splash backs, Amtico flooring, Velux windows to the rear, and a heated towel rail.

#### Double Garage

A particularly large double garage fitted with power, lighting, and two up-and-over doors. Work bench area.

#### Outside

To the rear there is a beautifully landscaped garden with a paved seating area adjoining the house, a further patio area, lawned garden, and a generous amount of space behind the garage. The garden is well stocked with established trees, shrubs, and bushes, and also benefits from outside power sockets, an outside tap, and gated access onto the driveway.

The driveway provides parking for up to four vehicles and leads to the double garage. To the front of the property there is a lawned garden with established borders, pathway to the front door, and attractive iron railings.

#### Directions

From Banbury Cross proceed in a northerly direction on the A361 Horsefair/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. The gas fired boiler is located in the utility room.

#### Local Authority

Cherwell District Council. Tax band G.

#### Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

#### Tenure

A freehold property.

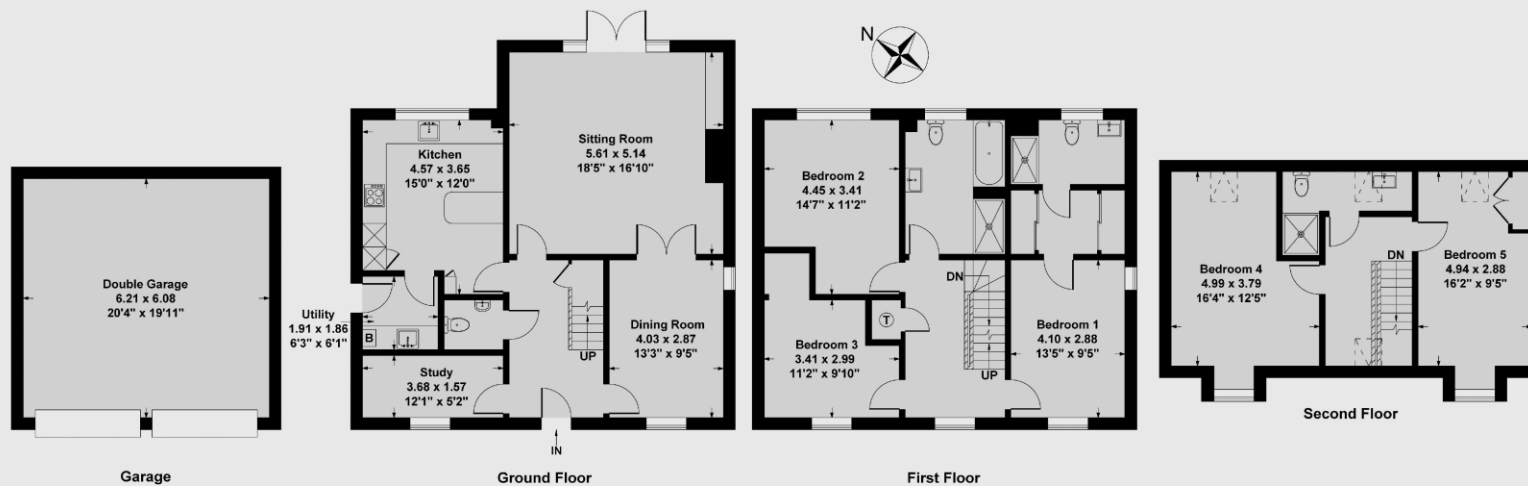
#### Agents Note

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

**Asking Price: £625,000**







Ground Floor Approx Area = 78.32 sq m / 844 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 = 231.25 sq m / 2490 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	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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