



Augustus Way

BANBURY, OX16 1LG

Keri Robinson

The **Leamington & Warwick** Property Expert





Augustus Way is a residential street in Banbury, a historic market town blending traditional charm with modern development. The area features quiet surroundings, family homes and great access to local amenities, offering a practical and appealing place to live.

Property at a glance

Three Bedrooms, One With En-Suite

Family Bathroom

A Superb Family Home Constructed In 2025

Presented To The Highest Of Standards

Cloakroom/WC, Stunning Dining Kitchen, Utility Room

Excellent Sitting Room With Windows To Two Sides

Small But Private Walled Rear Garden

Single Garage And Parking For Three Cars

Situated In A Desirable Residential Area Of Banbury

EPC Rating – B





Augustus Way forms part of a well-regarded residential area in Banbury, offering a modern home ideal for contemporary living. The property provides a welcoming and comfortable environment, well suited to families and professionals alike, with a practical layout designed for everyday ease.

Set on a quiet residential road, the property benefits from a pleasant setting with a sense of privacy. Internally, the home offers bright and well-proportioned accommodation, with thoughtfully arranged living spaces and modern features throughout, creating a home that is both functional and inviting.



“For me there are few properties that come to the market that compare to this property, it really is a statement property with a first impression that is hard to be beaten”

The Seller's View

“The property’s position on the edge of the development offers the best of both worlds - enjoying a lovely, modern new-build setting while still benefiting from a more rural feel. It is a peaceful and well-connected location that provides a sense of space and tranquillity rarely found in newer developments.

There are plenty of beautiful walks right on the doorstep, making it ideal for those who enjoy the outdoors. A pleasant walk into Hanwell leads to the local Moon & Sixpence pub, adding to the strong sense of community and lifestyle appeal that the area offers.”



Directions

From the A4260 (Warwick Road), head towards Banbury town centre. Continue straight through the main roundabouts, following signs for local residential areas and the north of Banbury. Turn off onto the local estate roads serving the development, where Augustus Way is clearly signposted within the residential area. Continue along Augustus Way through the estate, where this property is located on this quiet residential street.

Services

Main water, gas and electric

Tenure

Freehold

Maintenance service charge - £180 per annum

Local Authority & Tax Band

Cherwell District Council

39 Castle Quay, Banbury, OX16 5FD

www.cherwell.gov.uk

Tel 01295 227001

Tax band - D

Viewing Arrangements

Viewing strictly by appointment with sole agent

Keri Robinson

keri.robinson@thepropertyexperts.co.uk

Amenities/Distances

Town Centre - approx. 0.3 miles

Primary Schools - approx. 0.5-1.0 miles

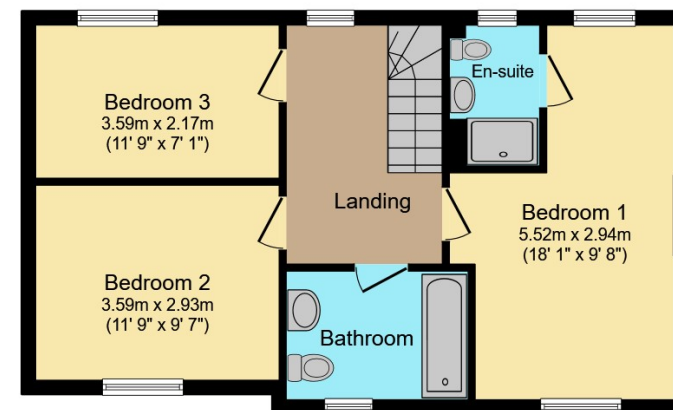
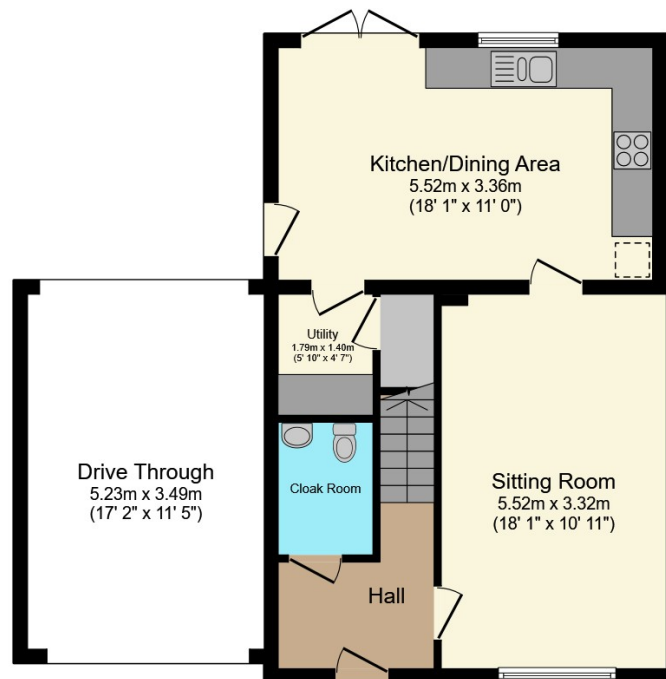
Train Station - approx. 0.8-1.2 miles

Motorway Links (M40 J11) - approx. 2-3 miles

Airport (Birmingham / Heathrow) - approx. 45-70 miles

Nearest Towns (e.g. Bicester, Brackley, Oxford) - approx. 10-22 miles

Hospital (Horton General Hospital, Banbury) - approx. 1-1.5 miles



Ground Floor

First Floor

Total floor area 102.5 m² (1,103 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	90	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

About the Area

Banbury

Banbury is a historic market town in Oxfordshire that offers a strong blend of heritage, convenience and modern living. Best known for its charming town centre and traditional market history, Banbury has developed into a well-connected hub with excellent transport links, including direct rail services to London and Birmingham and easy access to the M40.

The town provides a wide range of amenities, including shopping centres, supermarkets, leisure facilities and well-regarded schools, making it popular with families and professionals alike. Surrounded by attractive countryside and nearby villages, Banbury also offers plenty of walking routes and green space, combining town convenience with a more rural lifestyle.



Oxfordshire

Oxfordshire is a picturesque county known for its rolling countryside, charming villages and historic market towns. It offers a peaceful, rural setting with plenty of green space, walking routes and scenic landscapes.

The area is well served by traditional pubs, local shops and community facilities, while still maintaining strong transport links to London, Birmingham and surrounding regions. It is highly regarded for its relaxed lifestyle and attractive blend of countryside living and accessibility.



Keri Robinson

The **Leamington & Warwick** Property Expert

📞 07366 235314

🌐 thepropertyexperts.co.uk

✉ Keri.Robinson@thepropertyexperts.co.uk

Why choose The Property Experts to sell your property

- Dedicated personal agent, so you have one point of contact from start to finish
 - Available 7 days a week, evenings and weekends for your convenience
 - Dealing with a limited number of clients to give you a more personal service
 - An expert in marketing to provide the widest exposure to potential buyers
 - Trained in negotiation to extract the highest offer from buyers
 - Resulting in the maximum price for the seller and a smooth transaction
-

“Having dealt with Keri at The Property Experts recently, I can only describe her as a breath of fresh air!

Her local knowledge is excellent and she clearly cares about, and understands the house selling process fully.

Thank you so much for all of your help and I would have no hesitation in recommending you to friends and family!”

Michael



Scan QR code
to follow me on
social media

