



16 Parsons Piece, Banbury, Oxon OX16 9GW
£675,000

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings

An executive detached home providing excellent size accommodation over three floors.

Entrance hall | Cloakroom | Living room | Open plan kitchen/dining/family room | Utility | Study | Three first floor double bedrooms two with en-suites | Family bathroom | Two further double bedrooms and shower room to second floor | Generous size rear garden | Garden to front | Detached double garage | Driveway | Internal inspection strongly advised

Offering generous size accommodation over three floors an impressive five bedroom detached house benefiting from a larger than average rear garden, double garage and driveway. The property can be located on this sought after development on the western edge of Banbury.

Ground Floor

Canopy porch.
Front door.

Entrance hall: Stairs rising off to first floor. Alarm system. Amtico flooring throughout the ground floor.

Cloakroom: Contemporary white suite comprising of low level WC and wall mounted handbasin. Tiling to splashback areas. Extractor.
From the hallway walkway through to living room.

Living room: Feature walk-in bay window to front aspect. Window to side aspect.

Study: Comprehensive range of cupboards and built-in desk and drawers.
From the hallway half glazed double doors giving access to L-shaped kitchen/dining/family room.

Kitchen: Comprehensive range of contemporary wall and base units. Inset stainless steel sink unit and drainer. Five ring Neff induction hob with extractor over. Integrated Neff double oven and microwave, fridge/freezer and Neff dishwasher. Recessed spotlights.

Dining/family area with feature bi-fold doors giving access to garden. Double glazed window to side aspect.

Utility room: Matching wall and base units. Cupboard housing gas boiler for domestic hot water and central heating. Inset sink unit and drainer. Free space for washing machine. Space and plumbing for tumble dryer. Door to side aspect.

First Floor

Spacious landing.

Bedroom two: Fitted wardrobes. Dual aspect room. Window to side with views over fields. Window to rear. Door through to **en-suite:** Fully tiled double width shower cubicle, handbasin with inset vanity unit and low level WC. Heated towel rail. Recessed spotlights. Extractor.

Master bedroom: Double glazed window to front aspect. Dressing area with comprehensive fitted wardrobes. Door to **en-suite:** Panelled bath with thermostatic shower unit over, his and hers wall mounted handbasin with inset vanity unit and low level WC. Complementary tiling. Extractor. Shaver socket. Recessed spotlights.

Bedroom five: Generous double dual aspect room with window to front and side with views over farmland.

Family bathroom: Comprising of panelled bath, pedestal handbasin and low level WC. Tiling to splashback areas. Window to rear. Extractor.

Second Floor

Landing: Velux window. Airing cupboard housing hot tanks and immersion heater.

Bedroom three and four: Generous double bedrooms with windows to rear.

Shower room: Fully tiled shower cubicle, handbasin and low level WC. Tiling to splashback areas. Extractor.

Outside

Rear garden: Generous size rear garden. Predominately laid to lawn. Patio area. Brick wall and fencing to boundaries giving a good degree of privacy. Access front to back via pathway. Outside power points. Outside tap. The garden measures approximately 60ft in width x 35ft length.

Front: Enclosed by brick walling. Pathway to front door. Areas laid to lawn, shrubs and bushes.

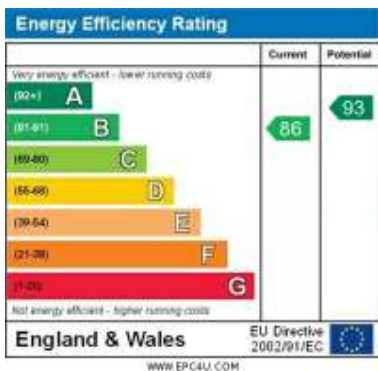
Detached double garage to side of the property. Pitched roof. Two up and over doors.

Services: All
Council Tax Banding: G
Authority: Cherwell District Council

Directions: From Banbury Cross proceed south west on the A361 Chipping Norton Road and upon leaving the town, go past Waller Drive on the right hand side, Parsons Piece is on the left hand side.







Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

5/6a Horsefair, Banbury,
Oxon OX16 0AA

t: **01295 221100**

e: post@stanbra-powell.co.uk

Viewing: Through appointment with Stanbra Powell



stanbra-powell.co.uk

