



Stunning 5 bedroom family home with double garage

138 Parsons Piece, Banbury, Oxfordshire, OX16 9GW

£599,750 Freehold • 2,097 sqft

savills

Private viewings available • Show home open Thurs-Mon • Generous bedroom sizes • Up to 76MB wifi download speed • West facing gardens to enjoy • Kitchen and flooring specification choices still available with £2,000 incentive • Dedicated children's play area • Within easy reach of mainline train station to London • Countryside walks on the doorstep

About this property

Situated on the edge of the North Cotswolds, this is an ideal home for anyone who is considering their first move to the countryside but would like to remain within easy reach of town centre living and a fast train service to London..

This home is peacefully located to the rear of the development, constructed over the past 3 years by Morris Homes and is ready to occupy. All you need to do is choose your kitchen and flooring from the range on offer and you can be in within weeks.

Externally this is a red brick home of traditional build benefitting from double garage and additional off-street parking for when visitors come to stay. Internally, the rooms are surprisingly generous for a new build home and there are a total of five bedrooms and three bathrooms - perfect for a growing family or for the active retired who like to entertain children and grandchildren.

The interior specification is high with the option to upgrade to quartz work-surfaces in the kitchen and a wide range of flooring options. Integrated appliances in the kitchen include a Neff oven with "slide and hide" door. The kitchen here is truly the heart of the home, a triple aspect open plan kitchen/dining/living

area that works so well for today's contemporary family living landscape. A useful utility room leads from the kitchen area and has a door to the rear garden path. A separate lounge and study along with a cloakroom complete the ground floor.

Bring the outdoors indoors with splendid bi-fold doors opening onto the rear patio from the kitchen. The rear garden is handed over fully turfed and fenced; it faces predominantly west, perfect for making the most of the afternoon sun or enjoying a sunset barbecue on the patio.

Head upstairs to the first floor where you'll find a principal bedroom suite with generous fitted wardrobes and en-suite shower room, a second double bedroom also with fitted wardrobe and en-suite shower room, a third bedroom and family bathroom.

Finally, the top floor contains two further exceptionally generous double bedrooms and an additional shower room with airing cupboard.

Overall, a spacious and peacefully located home with plenty of features to enjoy.

Tenure
Freehold





Local Information

Once a busy, agricultural market town serving north Oxfordshire, south Warwickshire and south Northamptonshire, Banbury is now a thriving modern centre with a full range of shops and stores, supermarkets, a cinema and restaurants.

Victoria Park lies just to the south west of Banbury – an ideal location for having fantastic walks in the countryside on your doorstep, yet still remaining within easy reach of everything this thriving town has to offer. Enjoy smooth road connections to the M40 with junction 11 less than 4 miles to the east or, if you need access to London, the newly revamped Banbury mainline railway station is just over 2 miles away and offers a fast service (from just under one hour) to Marylebone every 15-20 minutes during rush hour. Need to work from home? There's up to 76 MB download fibre broadband speed available in this postcode and all 5 bedroom homes, including the Stratford, come with a useful separate study.

Independent schools including St. Johns Priory Prep School, Tudor Hall (girls) and Bloxham School (co-ed) are all within easy reach. Wykham Park Academy is within walking and cycling distance, as are two well-regarded local primary schools. The Horton General Hospital and Foscote Private Hospital are within close proximity.

Superb fresh produce can be acquired at the Wykham Farm Shop adjacent to Victoria Park

and for a wider range of groceries and household items, there is a Co-op in Bloxham to the south along with Waitrose, Morrison's and Sainsbury's in Banbury itself.

If the family are up for more of a challenge, the Woodgreen Leisure centre offers outdoor swimming pool, spacious gym, cycling and exercise studio alongside an indoor bowling green. Just to the south, the stately home and gardens of moated Broughton Castle are open to the public in the summer and in the centre of Banbury, the People's Park has acres of landscaped gardens to enjoy year round, tennis courts and a children's play area. There's also a comprehensive range of children's play facilities within Victoria Park itself for exclusive use of the residents.

Overall, an excellent location for both the active retired and families who appreciate outdoor life with a touch of urban living.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Summertown RDS Office. Telephone: +44 (0) 1865 269 010.

Help to Buy and Part-Exchange are available on this fantastic home, subject to usual terms and conditions.

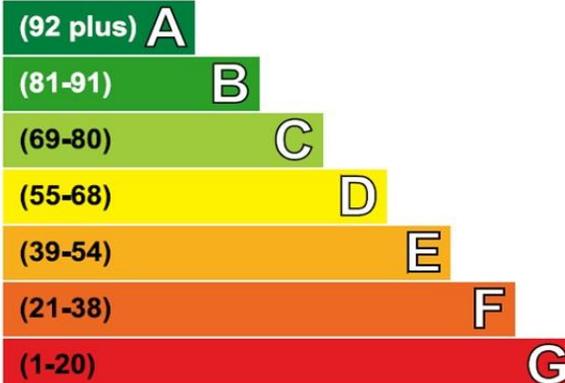
Please note that imagery used is of the same house type at Victoria Park but may be of a different plot.





Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
85	90

138 Parsons Piece, Banbury, Oxfordshire, OX16
Gross Internal Area excl. garage 2097 sq ft, 194.8 m²

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Approximate Area = 194.8 sq m / 2097 sq ft
Garage = 25.7 sq m / 277 sq ft
Total = 220.5 sq m / 2374 sq ft
Including Limited Use Area (3.4 sq m / 36 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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