



7 Parsons Piece, Banbury, Oxon OX16 9GQ
Guide Price £535,000 Freehold

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Extremely well presented and upgraded four bedroom detached family home.

Entrance hallway | Large living room | Downstairs cloakroom | Refitted kitchen/dining room | Utility room | Four double bedrooms, en-suite to master bathroom | Family bathroom | Study | Landscape rear garden | Driveway | Additional parking

Built in 2016 by Morris Homes, is this extremely well presented four bedroom detached family home. The property has been extensively upgraded by the current owners, including a fully refitted kitchen to a high standard, outside office area and landscaped rear garden. The property also offers spacious accommodation throughout, including large living room, utility, downstairs cloakroom, four double bedrooms with an en-suite to the master, as well as a family bathroom.

Ground Floor

Covered porch area, through composite door into entrance hallway.

Entrance Hallway: Amtico flooring. Stairs rising to first floor. Radiator. Understairs storage cupboard.

Cloakroom: Fully refitted by the current owners in a traditional style with a high level system WC, corner sink unit. Traditional heated towel rail. Wall panelling. Amtico flooring. Extractor.

Kitchen/dining room: Re-fitted to an incredibly high standard with a "Master Class" bespoke kitchen from John Nicholls. Expertly fitted with traditional cabinetry comprising a range of wall cupboards and base units and drawers with granite work surfaces and splashbacks and an inset sink with drainer. There is a large island unit, a glass display cabinet, a wine rack, pull out recycling bin and boiling hot tap. Neff integrated appliances including a fridge/freezer, a microwave, a dishwasher, a wine fridge and a large range cooker with a mock chimney breast extractor. There are bi-folding doors to the rear garden, space for a table and chairs, Amtico flooring and a door to the utility.

Sitting room: A spacious dual aspect room. Window to front. Double doors to the garden. Modern fireplace with a large floating granite hearth.

Utility: Space and plumbing for a washing machine and dryer, as well as storage cupboards and further cupboard housing boiler, which is regularly serviced (last serviced in February 2026). UPVC double glazed door that leads out onto the rear garden. Radiator.

First Floor

Landing: Spacious landing area. Access to loft, which is partly boarded with electric points. Airing cupboard housing hot water tank, as well as additional storage shelving.

Master bedroom: Excellent size double bedroom with UPVC double glazed window overlooking rear garden. Radiator. Built-in wardrobes. Door to en-suite.

En-suite: Three piece white suite comprising low level WC, wash handbasin, shower cubicle with Bar shower over. Sunken spotlights. Extractor fan. Heated towel rail. UPVC double glazed obscured window to the rear aspect.

Bedroom two: Spacious double bedroom with UPVC double glazed window to front aspect. Radiator. Built-in wardrobe.

Bedroom three: Good sized double bedroom with UPVC double glazed window overlooking rear garden. Radiator.

Family bathroom: Three piece white suite, comprising low level WC, washhand basin with large storage drawer underneath, panel bath with rainfall shower over and separate shower attachment. Tiling to splashback areas. Heated towel rail. UPVC double glazed obscured window to front aspect.

Bedroom four: Double bedroom with UPVC double glazed window to front aspect. Radiator.

Outside

Front: Mostly laid to lawn with a central pathway, enclosed by low level hedging.

Rear garden: Composite decking area with lighting which extends to a walkway leading to the rear. The rest of the garden is mostly laid to lawn with flower and shrub borders. Two rear patio areas, one of the rear patios is partially enclosed by composite decking and has outside power and light. Side storage. Outside tap. Outside lighting. Gated access leads to parking area. The rest of the garden is mostly enclosed by timber panel fencing.

Office area (formerly the garage now been mostly converted into an office area) which has been fully insulated and has wall mounted electric radiator. Various storage cupboards with a bi-fold door overlooking the rear garden. The remainder of the garage is used for storage which has shelving and power points with roller door. Storage into the loft area of the garage.

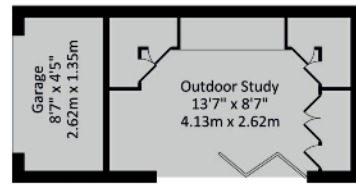
Two parking spaces: Allocated parking spaces to the left hand side of the garage. Electric charge point. There is also potential additional parking in front of the garage.

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

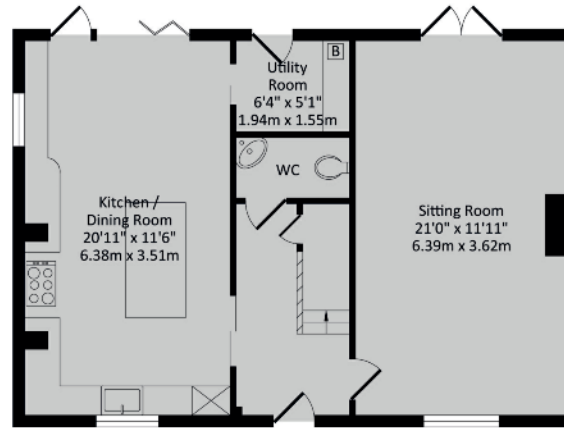




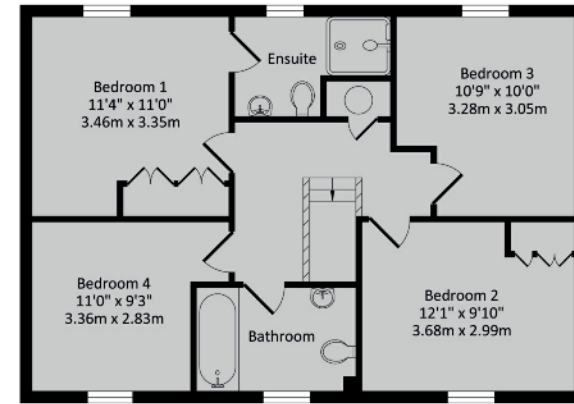
Garage
 159 sq.ft. (14.75 sq.m.) approx.



Ground Floor
 643 sq.ft. (59.78 sq.m.) approx.



First Floor
 643 sq.ft. (59.78 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	94
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	85	
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

TOTAL APPROX. FLOOR AREA 1445 sq.ft. (134.31 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.

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