



## Watts Road

BANBURY, OX16 1BA

**Keri Robinson**  
The **Leamington & Warwick** Property Expert









---

**One of the main selling features of this home is without doubt the superb open plan dining kitchen which has ample work space, two ovens, integrated dishwasher, four ring gas hob, breakfast bar, space for a table to seat six guests, a window to the rear and a bay window to the front.**

---

#### Property at a glance

Beautifully Presented Family Home

Sought After Development

Entrance Hall, Cloakroom/WC, Utility Room

Superb Open Plan Dining Kitchen, Good Sized Sitting Room  
Study

Four Bedrooms, One En-Suite With a Shower Room

Family Bathroom

Larger Than Average Rear Garden

Garage and Parking For Three Cars

Internal Viewing Is Essential

EPC Rating - B







A beautifully presented family home on sought after development comprising entrance hall, cloakroom/WC, superb open plan dining kitchen, utility room, sitting room, study, four bedrooms, one having an en-suite shower room, family bathroom, larger than average rear garden, garage and parking for three cars.

An internal viewing of this outstanding home is essential.



“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 layout; the indoor and outdoor space; the peacefulness of the local area; the proximity to local amenities (town centre, railway station, M40) balanced with the semi-rural setting have all contributed to making this house feel like a home from the day we moved in. We hope the new owners will feel the same."





Directions

Watts Road is situated just a short drive from Banbury and is conveniently located for the Southam Road and the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour.

Services

Main water, gas and electric

Tenure

Freehold

Local Authority & Tax Band

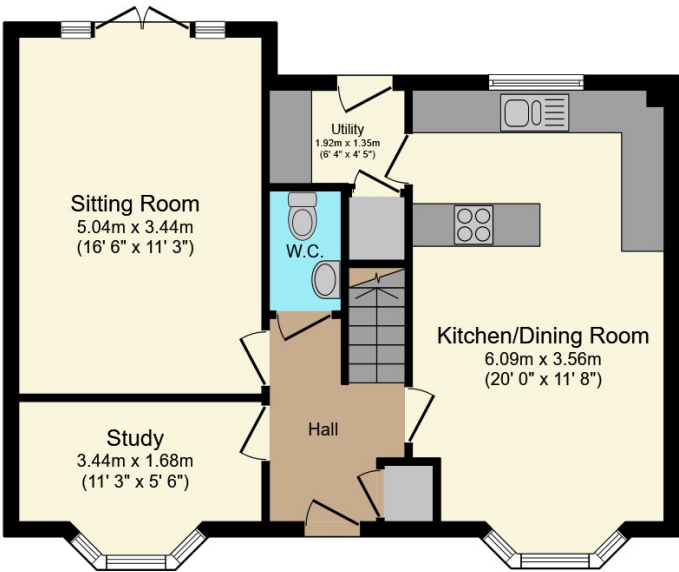
Cherwell District Council  
Bodicote House, White Post Rd, Bodicote,  
Banbury OX15 4AA  
www.cherwell.gov.uk/  
Tel 01295 227001  
Tax band - E

Viewing Arrangements

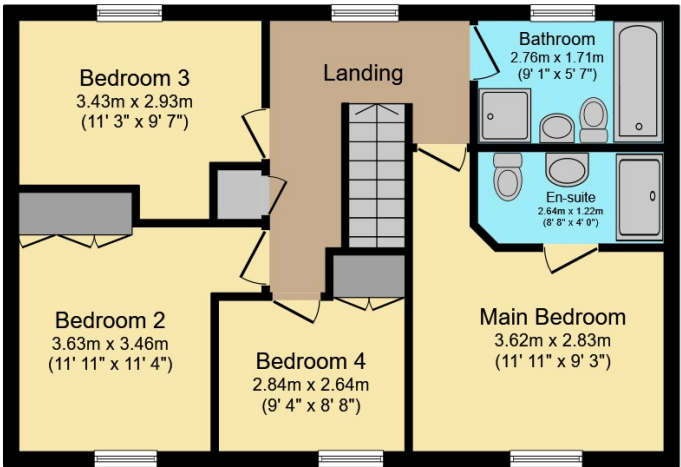
Viewing strictly by appointment with sole agent  
Keri Robinson 07366235314  
keri.robinson@thepropertyexperts.co.uk

Amenties/Distances

- Banbury Town Centre 2.4 miles
- Hardwick Primary Schools 1.4 miles
- Banbury Train Station 2 miles
- Cherwell Hospital 2.2 miles



Ground Floor

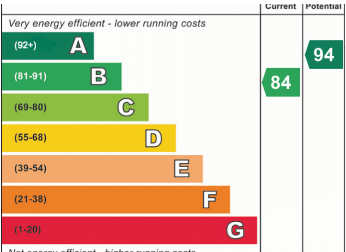


First Floor

Total floor area 115.0 m² (1,238 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.





---

# About the **Area**

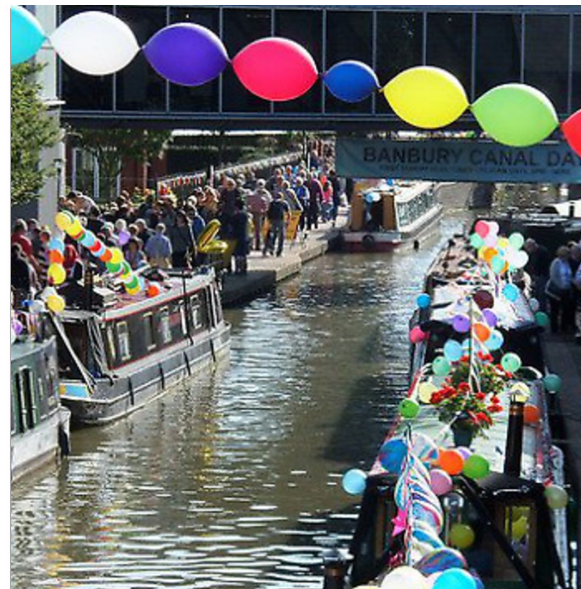
---

## **Hanwell, Banbury**

Hanwell is a picturesque village with around 120 houses, located just three miles from Banbury town centre in Oxfordshire. It's connected by the Warwick Road (B4100) and Southam Road (A423).

The village is mainly within a conservation area, with two historic landmarks: St. Peter's Church, dating back to the 13th century, and Hanwell Castle, which features an observatory and a historically significant lake. Hanwell's history spans from Roman times and includes ties to the English Civil War, being near the site of the first major battle at Edge Hill.

The village also boasts the Moon & Sixpence pub, a popular spot to relax and enjoy a meal. With its historic charm and close-knit community, Hanwell is a truly special place, proud of its heritage and identity.



---

## **Oxfordshire**

Oxfordshire is an administrative and historic county in south-central England. It is bordered to the north by Warwickshire and Northamptonshire, to the west by Gloucestershire, to the south by Berkshire, and to the east by Buckinghamshire. Wiltshire lies to the southwest of the administrative county, which covers a larger area than the historic county. Oxford, home to the renowned University of Oxford, is the county town.





---

# Keri Robinson

The **Leamington & Warwick** Property Expert

📞 07366 235314

🌐 [thepropertyexperts.co.uk](http://thepropertyexperts.co.uk)

✉ [Keri.Robinson@thepropertyexperts.co.uk](mailto: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

