



5 Homestead Road, Banbury, Oxon OX16 9TW
£550,000

**Stanbra
Powell** | Estate Agents
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Property Lettings





An extremely well presented detached house providing versatile accommodation throughout, complemented by a south facing rear garden.

Recessed porch | Entrance hall | Cloakroom | Living room | Kitchen | Separate dining room | Utility | Four first floor bedrooms | Bathroom | Garage | Substantial workshop and Garden room | South facing rear garden | Ample off road parking | Double glazing | Gas radiator heating | Alarm system

Enjoying a favoured cul-de-sac position on this sought after Bodicote Chase development, a four bedroom detached house located within a comfortable walking distance of an array of amenities.

Ground Floor

Recessed porch.
Front door.

Entrance hall: Stairs rising off to first floor. Door to cloakroom.

Cloakroom: White suite comprising of wall mounted handbasin and vanity unit, low level WC. All walls are fully tiled. Tiled flooring.

From the hallway double doors giving access to **L-shaped dual aspect living room.** Full height picture window to front aspect. Double glazed tilt and slide patio doors to rear. Feature stone fireplace with inset multi-fuel burner. Door through to kitchen.

Kitchen: Also access via the hallway. Comprehensive range of shaker style ivory fronted wall and base units. Ample work surfaces. Integrated 4 ring electric hob with extractor over. Stainless steel oven. Belfast sink. Free space and plumbing for dishwasher. Tiled flooring. Feature inglenook with gas Rayburn cooker and oven (two ovens gas powered) two hot plates and a boiler supplying the heating for the property, tiled area.

From the kitchen, door through to separate dining room.

Dining room with full height window to front aspect. Useful store cupboard.

From the kitchen door through to **utility.** Comprehensive range of base units. Tiled floor. Free space for fridge/freezer. Work surface, free space and plumbing for washing machine. Space for tumble dryer. Door through to garage. Door giving access to the garden.

Single garage: Light and power connected. Up and over door to front.

First Floor

Landing: Access to insulated loft via ladder, partly boarded, light and power connected.

Master bedroom: Double bedroom to front aspect.

Bedroom two: Double bedroom to rear aspect with fitted wardrobe.

Bedroom three: Double bedroom to front aspect with fitted wardrobe. Airing cupboard housing hot tank and immersion heater.

Bedroom four: Double bedroom to rear aspect with fitted wardrobe.

Bathroom: Modern white suite comprising of p-shaped panelled bath with mixer tap shower and Mira Sport shower unit over, wall mounted handbasin with inset vanity unit and low level WC. All walls are fully tiled. Tiled flooring. Heated towel rail.

Outside

Rear garden: Enclosed south facing rear garden. Predominately laid to lawn. Patio areas. Flower beds, shrubs and bushes. Hardstanding for greenhouse. Garden measuring approximately measuring 55 ft in length. Access front to back via gate.

Substantial workshop and garden room. Garden room is the first section, of timber construction with feature multi-fuel burner. Belfast sink with a range of base units and tiled work surfaces. Tiled flooring. Recessed spotlights. Windows overlooking garden, doors giving access to garden. Double doors from the garden giving access to second section of this outbuilding which is a workshop with light and power connected. Further large garden shed.

Front: Driveway providing off road parking for several vehicles.

The property benefits from an alarm system.

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

Directions: From Banbury Cross proceed south on the Oxford Road and upon reaching the flyover, turn left into Bankside, first left again into Chatsworth Drive and first left into Elton Road and Homestead Road is the second turning on the left.

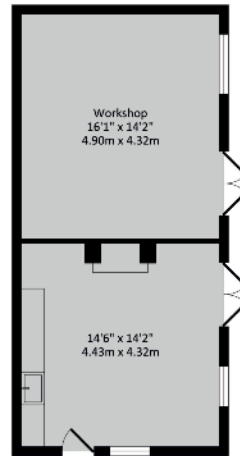




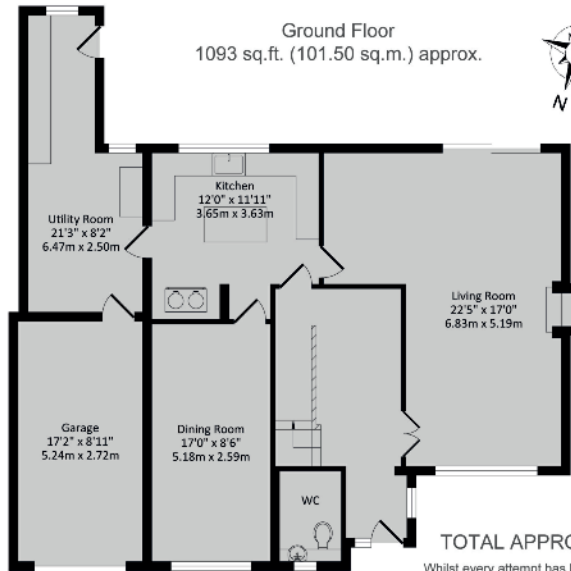


| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 81 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 40 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | | |

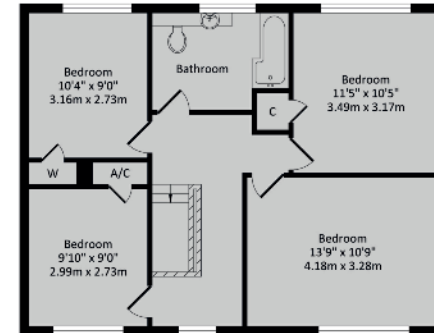
Outbuilding
438 sq.ft. (40.70 sq.m.) approx.



Ground Floor
1093 sq.ft. (101.50 sq.m.) approx.



First Floor
658 sq.ft. (61.10 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 2189 sq.ft. (203.30 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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