



8 Shelley Close, Banbury, Oxon OX16 9JY  
Guide Price £575,000

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





*A substantial detached home located on this sought after development, occupying a generous size plot.*

**Entrance porch | Entrance hall | Living room | Further sitting room | Kitchen/dining room | Conservatory | Large utility | Cloakroom | Master bedroom with en-suite, three further first floor bedrooms | Bathroom | Larger than average single garage | Rear garden | Ample off road parking to front**

Located on the popular Poet's Corner development, an enlarged four bedroom detached house providing spacious and versatile accommodation throughout enjoying a favoured cul-de-sac position.

### Ground Floor

Double glazed front door.

**Entrance porch.** Door giving access to spacious entrance hall.

**Entrance hall:** Stairs rising off to first floor. Thermostat for heating. Door to **cloakroom**. Door to sitting room.

**Sitting room:** Feature box bay window to front aspect.

From the hallway door through to living room.

**Living room:** Feature gas fireplace. Recessed spotlights. Double doors giving access to conservatory.

**Conservatory:** Brick and UPVC construction. Polycarbonate roof. Tiled flooring. Windows overlooking garden. Casement doors giving access to garden.

From the living room door through to kitchen/dining room.

**Kitchen/dining room:** Dining area overlooking garden. Kitchen comprising of bowl and a half inset sink unit and drainer. Comprehensive range of contemporary wall and base units. Ample work surfaces. Integrated 4 ring gas hob with stainless steel double oven and grill under, extractor over. Integrated microwave. Space for American style fridge/freezer. Integrated dishwasher. Tiled flooring.

Walkway to lobby area with useful store cupboard. Door giving access to side. Door through to large utility.

**Utility room:** Range of base units. Sink unit and drainer. Free space and plumbing for washing machine. Space for tumble dryer. Comprehensive range of cupboards. Window to front aspect. Matching tiled flooring. Cupboard housing gas boiler for domestic hot water and central heating.

### First Floor

Landing.

**Bedroom one:** Access to loft. Comprehensive range of fitted wardrobes and dressing table. Window to front aspect. Door to en-suite.

**En-suite:** White suite fitted to a high specification. Walk-in fully tiled shower cubicle, wash handbasin and low level WC. All walls are fully tiled. Tiled flooring. Heated towel rail. Extractor.

**Bedroom two:** Double bedroom to rear aspect.

**Bedroom three:** Double bedroom to rear aspect.

**Bedroom four:** Generous single bedroom with window to rear.

**Bathroom:** Contemporary modern white suite comprising of corner bath, low level WC and handbasin with inset vanity unit. All walls are fully tiled. Heated towel rail. Two windows to side aspect. Tiled flooring.

### Outside

**Rear garden:** Enclosed by close board and fencing. Predominately laid to lawn. Feature shingle area with inset shrubs, bushes and water feature. Further flower beds. Patio area to side. Access front to back via pathway. Garden measures approximately 45 ft length x average width of 30 ft.

Attached to the property is a larger than average **single garage** with metal up and over door. Light and power connected. Door to rear.

**Front:** **Shingle driveway** providing off road parking for several vehicles.

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

**Directions: From Banbury Cross proceed south to the A361 turn and continue for just over half a mile, turning right into Browning Road and Shelley Close can be found on the left.**

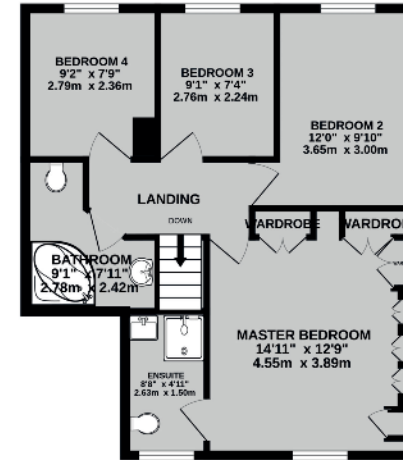
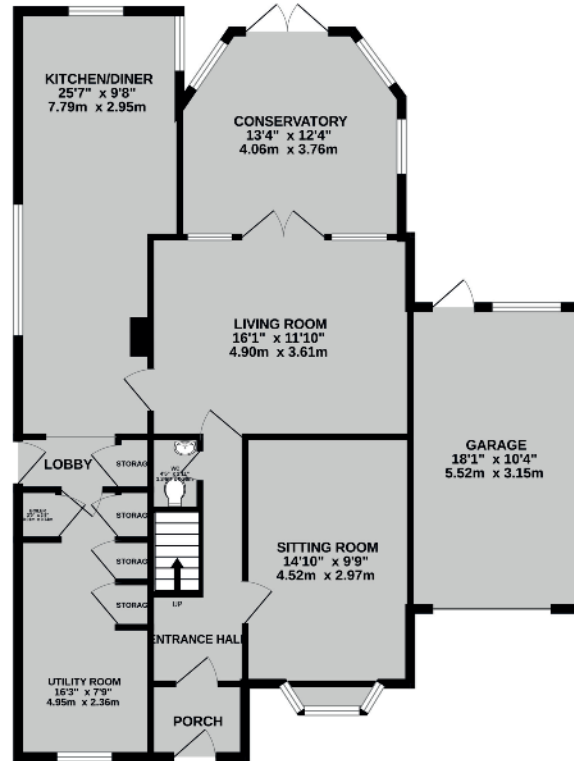






GROUND FLOOR  
 1165 sq.ft. (108.3 sq.m.) approx.

1ST FLOOR  
 576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 1741 sq.ft. (161.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	82
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

**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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