



Old Orchard Place, Twyford Grove, Banbury, Oxon OX17 3JD  
£650,000

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







*A charming individual non-estate detached home located in this sought after village on the south side of Banbury, providing excellent size and versatile accommodation throughout.*

**Recessed porch | Entrance hall | Cloakroom | Sitting room | Dining room | Further living room | Kitchen/breakfast room | Rear lobby | Primary bedroom with en-suite, three further first floor bedrooms | Gardens to front and rear | Block paved driveway for several vehicles | Double glazing | Gas central heating**

Providing excellent size accommodation throughout a substantial four bedroom detached house offered in excellent decorative order throughout, providing ample off road parking.

### Ground Floor

**Recessed porch.** Tiled floor.

Front door.

**Spacious entrance hall:** Tiled floor. Useful understairs storage cupboard. Stairs rising to first floor.

**Cloakroom:** White suite comprising of pedestal wash handbasin and low level WC. Tiling to splashback areas. Tiled flooring.

**Sitting room:** Dual aspect room. Feature fireplace with inset living flame gas fire. Double glazed window to front aspect. Sliding double glazed doors giving access to conservatory.

**Conservatory:** UPVC construction with polycarbonate roof. Windows overlooking garden. Double doors giving access to garden.

From the living room walkway through to dining room.

**Dining room:** Dual aspect room with double glazed windows to front and rear aspects.

From the hallway door through to sitting room.

**Further living room** with window to front aspect. Built-in storage and TV unit.

**Kitchen/breakfast room:** Access from the hallway. Comprehensive range of oak fronted wall and base units with ample work surfaces. Integrated stainless steel sink unit and drainer. 4 ring gas hob with canopy extractor. Free space for American style fridge/freezer. Integrated stainless steel electric oven and grill. Wall mounted Worcester gas boiler for domestic hot water and central heating. Tiled flooring. Windows overlooking garden. Door to rear lobby/utility.

**Rear lobby/utility:** UPVC construction with tiled floor. Work surface, free space and plumbing for washing machine and dishwasher. Windows overlooking garden. Door giving access to garden.

### First Floor

**Half landing** with window overlooking garden. **Main landing** with access to loft. Airing cupboard housing hot tank and immersion heater.

**Bedroom one** a double bedroom to front aspect. Fitted wardrobe. Door to **en-suite:** All walls are fully tiled. Double width shower cubicle with Mira Event shower unit, pedestal handbasin and low level WC. Heated towel rail.

**Bedroom two** a double bedroom to rear aspect with fitted wardrobes.

**Bedroom three,** a double bedroom to rear aspect.

**Bedroom four,** a double bedroom to front aspect.

**Bathroom:** White suite comprising of panelled bath with mixer tap shower, pedestal handbasin, low level WC and separate shower cubicle. All walls are fully tiled. Heated towel rail. Tiled flooring. Window to front.

### Outside

**Rear garden:** Fully enclosed by hedgerow and fencing giving a good degree of privacy. Mature and established garden fully stocked with shrubs, trees and bushes. Patio area. Feature Pergola. Feature ornamental pond. The garden measures approximately 75 ft in width x 30 ft length. Outside tap. Outside power point. Access front to back via pathway and gate.

**Front:** Enclosed by fencing and hedgerow, laid to lawn with flowers, shrubs and bushes. Outside lights.

**Block paved driveway** providing off road parking for several vehicles leading to garage.

**Single garage** of brick construction with pitched roof for storage. Light and power connected.

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

**Directions:** From Banbury Cross proceed south on the Oxford Road for approximately three miles and upon reaching Twyford take the second left turn into Twyford Grove

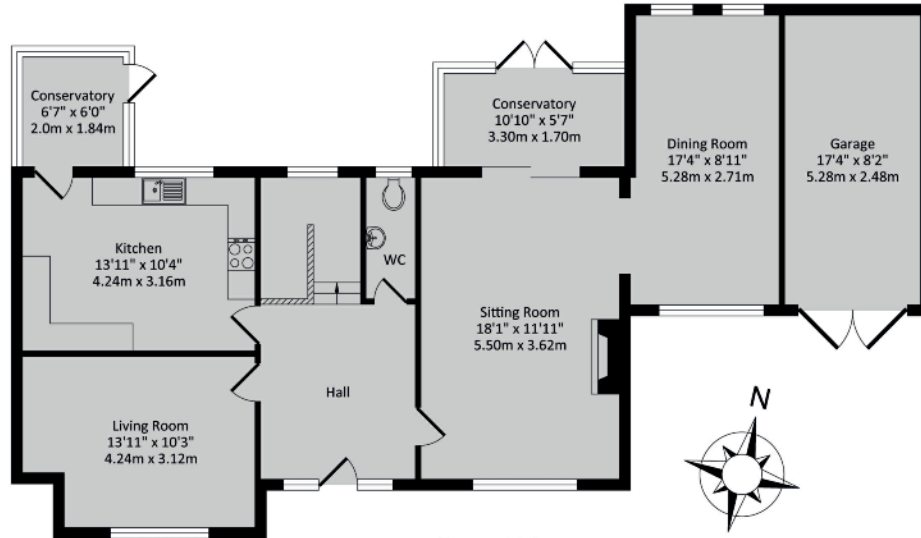




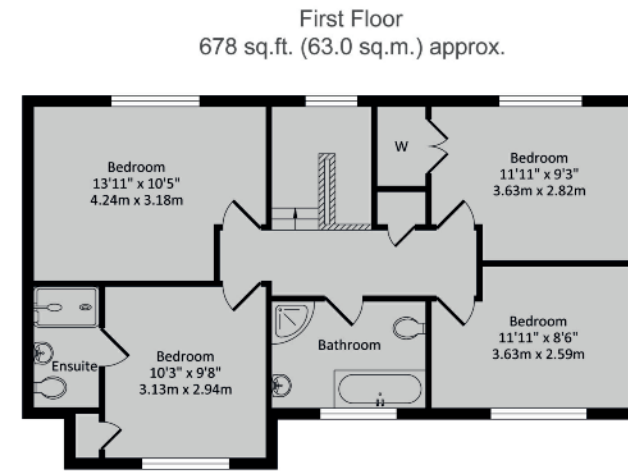




Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92+)		81
B (81-91)		
C (69-80)		
D (55-68)	62	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC WWW.EPC4U.COM		



Ground Floor  
 1094 sq.ft. (101.60 sq.m.) approx.



First Floor  
 678 sq.ft. (63.0 sq.m.) approx.

**TOTAL APPROX. FLOOR AREA 1772 sq.ft. (164.60 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.

Viewing: Through appointment with Stanbra Powell



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