



5 Calthorpe Road, Banbury, Oxon OX16 5HS  
£550,000

**Stanbra  
Powell** Estate Agents  
Valuers  
Property Lettings







*An elegant town house providing a wealth of character and charm located within walking distance of the town centre.*

**Entrance porch | Entrance hall | Living room | Separate dining room | Kitchen | Utility room | Ground floor shower room | Basement | Three first floor bedrooms | Bathroom | Large attic room/bedroom four | Garden | Car port | Potential for further off road parking (subject to necessary planning) | Garden to front**

Providing excellent size accommodation throughout a four bedroom four storey Grade 11 listed period property, offered with no onward chain.

### Ground Floor

Front door.

**Entrance porch.** Flagstone flooring. Door through to spacious entrance hall.

**Entrance hall:** Matching flagstone flooring. Stairs rising off to first floor. Door to basement. Door to living room.

**Living room:** Tongue and groove wood flooring. Feature cast iron fireplace with marble surround. Single glazed doors to front aspect. Deep mould skirtings. Coving to ceiling.

From the hallway door to separate dining room.

**Dining room:** Cast iron and tiled fireplace with stone surround. Casement doors giving access to garden. Deep mould skirtings. Coving to ceiling.

From the hallway door and stairs leading down to **basement.** Potential to convert into habitable rooms (subject to planning). Light and power connected.

From the hallway, walkway through to kitchen/breakfast room.

**Kitchen/breakfast room:** Useful pantry. Flagstone flooring. Comprehensive range of contemporary base units with feature dresser unit. Inset sink unit. Space for Range cooker. Window overlooking garden. Semi-vaulted ceiling. Walkway through to utility.

**Utility:** Inset sink unit. Work surface, free space and plumbing for washing machine. Space for fridge/freezer. Tiling to splashback areas. Cupboard housing Worcester gas boiler for domestic hot water and central heating. Window and door to side aspect. Door to shower room.

**Shower room:** Fully tiled shower cubicle. Handbasin with inset vanity unit. Low level WC. Tiled flooring. Radiator. Heated towel rail. Shaver socket. Tiling to splashback areas. Window to rear aspect.

### First Floor

**Landing:** Exposed floorboards. Stairs rising to attic room.

**Bedroom two** with Sash cord window to front aspect. Cast iron fireplace with stone surround. Fitted wardrobe.

**Bedroom three,** a double bedroom with Sash cord window to rear aspect. Cast iron fireplace with stone surround. Useful store cupboard.

**Bedroom four,** a double bedroom to front aspect with Sash cord window.

**Bathroom:** White suite comprising of free standing bath. Wall mounted handbasin. Low level WC. Fully tiled shower cubicle. Windows to rear and side. Radiator. Heated towel rail. Shaver socket. Tiled flooring.

### Agents Note

Exposed floorboards on first floor with exception to the bathroom.

### Second Floor

**Master bedroom** via door and staircase from main landing. Attic room/bedroom currently used as a craft room. Substantial double bedroom. Exposed floorboards. Eaves storage. Window to rear aspect.

### Outside

**Rear garden:** Mature and established garden laid to lawn. Patio area. Raised flower beds, shrubs, bushes and trees. Outside tap. The garden measures approximately 100 ft. Shingle areas. Areas laid to lawn.

Brick built **car port** to the rear of the garden with double doors to front providing off road parking for one vehicle. To the side of the car port is a further area of land providing potential for further off road parking (subject to necessary planning permissions). The car port is located on Lucky Lane.

**Front:** Staggered stairs to front door. Areas laid to shingle. Outside lights.

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





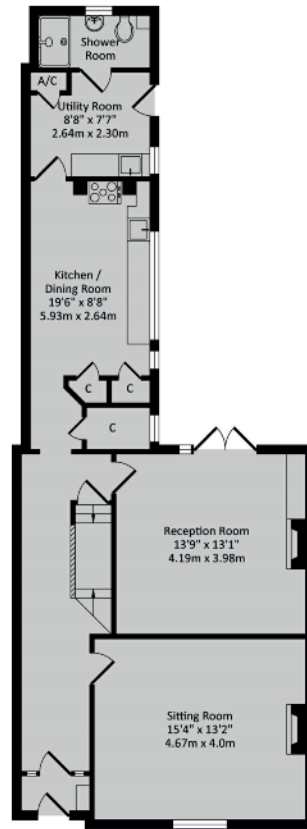




Garage  
125 sq.ft. (11.60 sq.m.) approx.



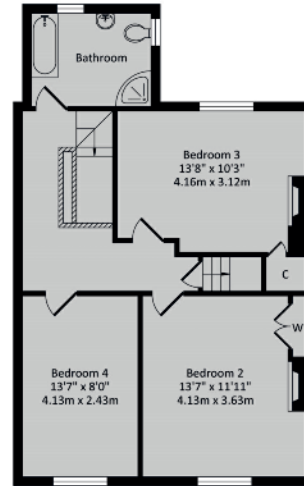
Ground Floor  
816 sq.ft. (75.80 sq.m.) approx.



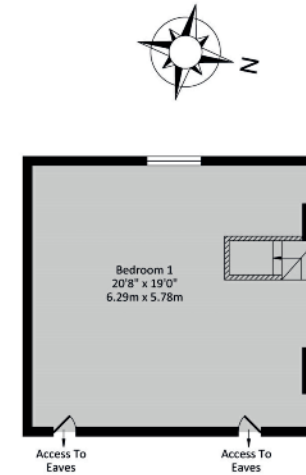
**TOTAL APPROX. FLOOR AREA 2183 sq.ft. (202.80 sq.m.) approx.**

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.

First Floor  
607 sq.ft. (56.40 sq.m.) approx.



Second Floor  
391 sq.ft. (36.30 sq.m.) approx.



Cellar  
244 sq.ft. (22.70 sq.m.) approx.



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			
		75	44
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.

Viewing: Through appointment with Stanbra Powell



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