



56 Horton View, Banbury, Oxon OX16 9HP
Guide Price £599,950

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Set in a very popular location within walking distance of the Horton General Hospital, supermarket, town centre and railway station is this red brick detached five bedroom family home offering versatile accommodation over two floors. The property has been maintained to a very high standard however with a few small alterations and areas to update offers a fantastic prospect for any future purchaser. The property benefits from five first floor bedrooms including master bedroom with en-suite in addition there is a lounge, separate dining room, kitchen, further reception room currently used as an office, large utility, integral garage and well stocked south facing rear garden.

**Entrance hall | Cloakroom | Reception room | Kitchen
| Dining room | Living room | Conservatory | Utility | Master bedroom with en-suite, four further bedrooms | Bathroom
| South facing rear garden | Integral garage**

Ground Floor

Obscured part double glazed door leading into **spacious entrance hall**. Stairs rising to first floor. Doors leading to living room, kitchen, second reception and cloakroom.

Cloakroom: Window. White suite comprising of pedestal wash handbasin with tiled splashback and low level WC.

Additional reception room (currently used as an office) could be used as a playroom or bedroom 6. Window to front aspect. Currently has a range of built-in furniture such as desks and glass fronted storage cupboards.

Kitchen: Window to front. Fitted with a range of wooden base and wall mounted units. Work surface over with tile splashbacks. Areas of storage and display with glass fronted cabinets. One and a half sink drainer unit with mixer taps. Water softener under the sink. Electric hob and extractor. Oven and grill integrated. Dishwasher integrated.

Inner hallway leading to garage and utility with access to dining room.

Dining room: Window overlooking conservatory and rear garden. Space for 4/6 seater dining table. Open doorway through to living room.

Living room: Large full glass door into conservatory.

L-shaped conservatory: Access via utility or living room. Spacious room with tiled flooring and an air conditioning unit which also provides heating for the room, ideal for cooler months. Predominately glass built with patio doors onto rear garden, as the conservatory is L-shaped this area is useful for storage if needed.

Utility: Fitted with a range of base and wall mounted units with work surface over. One and a half sink unit with mixer taps over and tile splashback. Boiler is housed in utility. Space for white goods. Door leading to conservatory and door to rear garden. Door to integral garage.

First Floor

Landing: Loft access.

All bedrooms are built into the roof space, there are sloping ceilings however this does not effect the size and space within the rooms.

Master bedroom with large double glazed window to front aspect. Good size room fitted with a range of built-in wardrobes and storage cabinets. Door to modern en-suite.

En-suite: Shower with chrome and glass frame with mixer shower and fully tiled splashbacks, wash handbasin set in vanity unit with storage under and low level WC. Fully tiled splashbacks. Tiled flooring. Heated towel rail.

Bedroom two and three located at the other end of the property. Bedroom two, a spacious double with window to front. Bedroom three, a very well proportioned double room with large Velux window.

Bedroom four which is opposite the master bedroom, currently used as a dressing room with a range of fitted wardrobes, storage drawers and dressing table. Large Velux window. Potential to knock through into master bedroom to create a much larger room with walk-in wardrobe.

Bedroom five, a well proportioned single bedroom currently fitted as an ironing room with built-in storage. Large window to rear.

Bathroom: White suite comprising of panelled bath with mixer taps shower attachment over. Separate Aqualisa shower. Fully tiled splashbacks. Pedestal wash handbasin set into vanity unit with storage under. Low level WC and bidet. Towel radiator. Velux window.

Outside

Integral garage accessed via up and over door or access from inner hallway. Power and light connected.

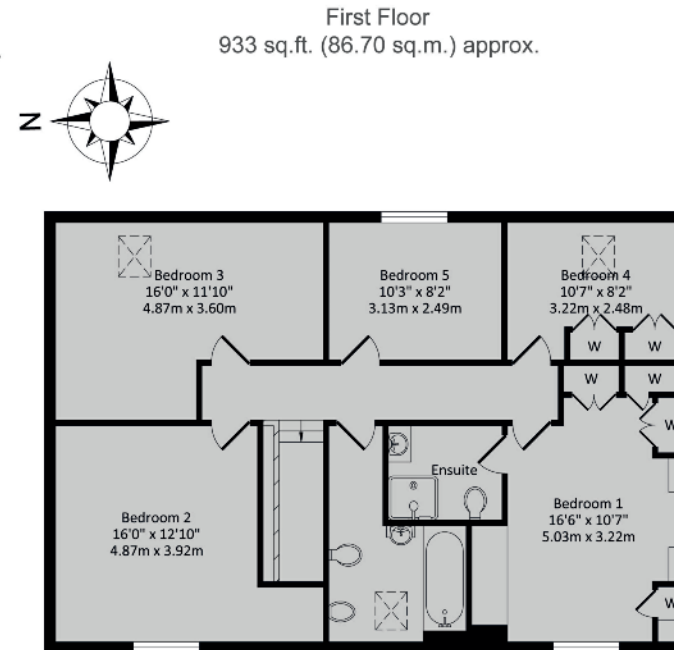
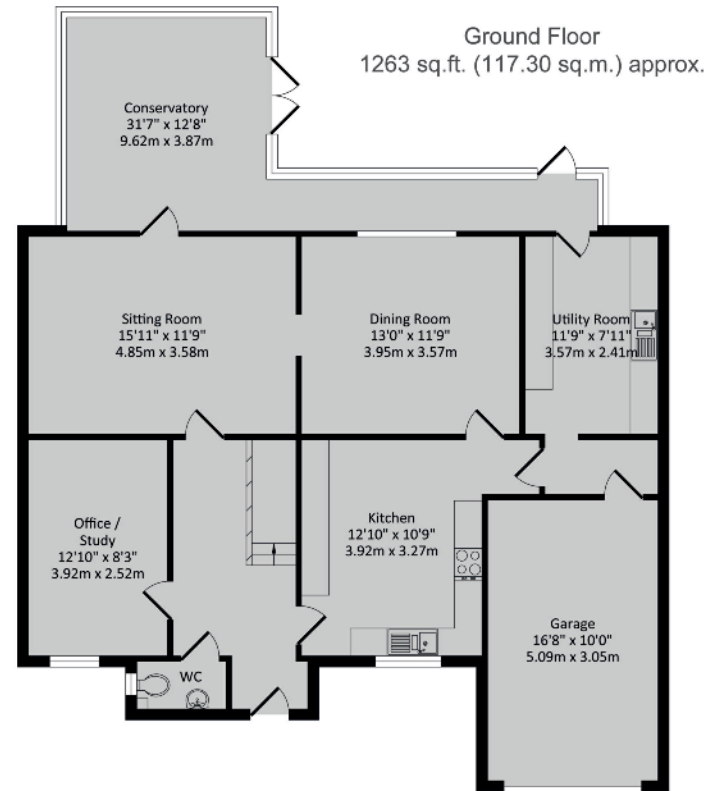
South facing rear garden: Access via both sides. A very secluded and tranquil garden with low level fencing. Large patio area. The remainder of the garden is laid to shingle with well stocked very attractive plant and shrub displays. Stone built water feature. Hardstanding for two sheds.

Front: Enclosed by panel fencing with iron double gates leading to a paved patio driveway with parking for three/four vehicles. The remainder of the front is laid to shingle and laid with decorative tree, shrub and hedge borders.





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		
EU Directive 2002/91/EC		
England & Wales		
www.epc4u.com		
	73	81



TOTAL APPROX. FLOOR AREA 2196 sq.ft. (204.0 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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