



29 Leigh Grove, Banbury, Oxon OX16 9LN
Guide Price £775,000

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





An impressive, individual, detached house complemented by a mature and established rear garden. The property provides substantial and versatile accommodation.

Entrance Hall | Cloakroom W/C | Living room | Separate Dining room | Kitchen | Breakfast room | Utility room | Conservatory | Ground floor Master bedroom and En suite | Three first floor bedrooms | Dressing room / Study | Bathroom | Mature and established, private rear garden | Swimming pool* | Double garage and substantial driveway | Internal inspection advised.

Offered in excellent decorative order throughout, a 4/5 bedroom detached house enjoying elevated views of Banbury within easy access of many amenities, including primary and secondary schools, shops, bus routes and town centre.

Ground Floor:

Recess Porch : Tiled floor.

Spacious Entrance Hall: Stairs rising off to first floor. Storage cupboards.

WC: White suite. Low level WC. Hand basin and vanity unit.

Living Room: Feature imported marble fireplace and inset cast iron log burner. Bay window overlooking garden.

Dining Room: Walk in bay window to front aspect with elevated views over Banbury.

Conservatory: UPVC construction, poly carbonate roof. Windows over looking garden. Doors to garden.

Kitchen: Contemporary range of wall and base units. Ample work surfaces. Complimentary tiling. Sink unit and drainer. Five ring gas hob. Extractor double oven and grill. Integrated dishwasher and fridge/freezer.

Breakfast room: Pantry. Airing cupboard.

Utility Room: Matching wall and base units. Sink unit and drainer. Plumbing for washing machine. Towel rail.

Master Bedroom: Double bedroom with fitted wardrobes. Under stairs storage cupboard.

En suite: Double width shower cubicle. Hand basin and vanity unit. Low level WC. Bidet. Tiling to all walls and floor. Towel rail.

First Floor:

Landing:Loft access. Cupboard.

Bedroom 2: Double bedroom to front aspect. Elevated views of Banbury.

Bedroom 3: Double bedroom overlooking rear garden.

Bedroom 4:Single bedroom with door to **Dressing room / Study:** Door leading to loft, providing potential to convert into further bedroom subject to planning permission.

Bathroom:White suite, paneled bath with shower over. Low level WC. Hand basin. Tiled walls and floor. Towel rail.

Double Garage: Remote control roller door. Charging point for electric car. Gas boiler installed: 2021.

Outside:

Rear garden: Established private rear garden. Mature trees. Shrubs and bushes. Areas laid to lawn. Raised patio area. Further resin patio area. Timber shed. Rear garden approximately 60 ft x 60ft

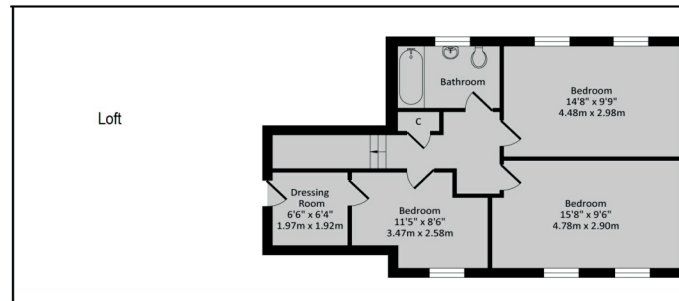
Timber pool house: Housing heated trainer pool with wave machine. Tiled shower cubicle.

Front garden: Substantial blocked paved driveway, shingle areas. Shrubs and bushes.

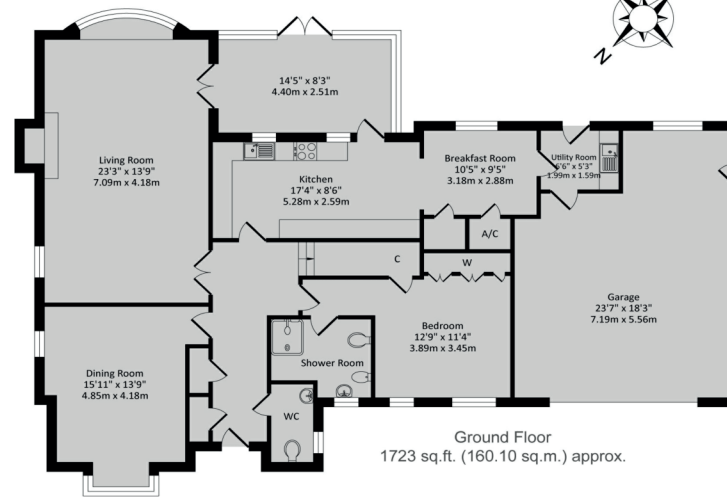
Services: ALL
Council Tax Banding: F
Authority: Cherwell District Council.



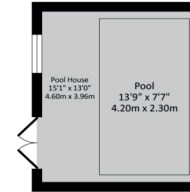




First Floor
564 sq.ft. (52.40 sq.m.) approx.



Ground Floor
1723 sq.ft. (160.10 sq.m.) approx.



Pool House
196 sq.ft. (18.20 sq.m.) approx.

TOTAL APPROX. FLOOR AREA 2483 sq.ft. (230.70 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Important Agent's Note All services throughout the property are Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

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Viewing: Through appointment with Stanbra Powell

