



39 St Marys Road, Adderbury, Banbury, Oxon OX17 3EZ  
£450,000

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







*A non-estate enlarged semi detached house offering generous size and versatile accommodation throughout on the edge of this sought after village.*

Entrance porch | Entrance hall | Sitting room | Open-plan L-shaped kitchen | Dining / Living room | Conservatory | Rear lobby | Cloakroom | Study (formerly garage) | Three double bedrooms | Bathroom | Mature and established rear garden | Driveway | Garden to front

Offered in excellent decorative order throughout, a substantially enlarged three bedroom semi detached house complemented by a mature and established private rear garden, enjoying a no-through road location.

#### Ground Floor

Double glazed front door.

**Entrance porch** with tiled floor. Door through to spacious entrance hall.

**Entrance hall:** Parquet wood flooring. Stairs rising to first floor. Two useful store cupboards. Double doors giving access to living room.

**Sitting room:** Parquet wood flooring. Windows to front and side. Feature cast iron log burner and tiled hearth.

From the hallway door through to kitchen.

**Kitchen:** Comprehensive range of contemporary shaker style wall and base units with ample work surfaces. Integrated AEG induction hob with stainless steel canopy extractor. Integrated stainless steel double oven and grill. Space for American style fridge/freezer. Tiled flooring. Double glazed window to side aspect. Recessed spotlights. Walkway through to **Dining /further living room**, with tiled flooring. Walkway through to **Conservatory** overlooking the garden. Matching tiled flooring. Semi-vaulted ceiling.

From the kitchen door through to rear lobby.

**Rear lobby:** Tiled flooring. Useful store cupboard. Door to rear garden. Door to dining room (formerly garage). Door to cloakroom.

**Cloakroom:** White suite comprising of wall mounted handbasin and low level WC. Heated towel rail. Tiled flooring.

**Study -Currently used as Dining room:** (formerly garage) with sliding door glazed doors giving access to garden.

#### First Floor

**Spacious landing** suitable for small study. Cupboard housing Worcester gas combination boiler for domestic hot water and central heating. Access to loft via pull down ladder, light is connected.

**Bedroom one:** Generous double bedroom to rear aspect with fitted wardrobes.

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

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

**Bathroom:** White suite comprising of P-shaped panelled bath with Aqualisa shower unit over, wall hung handbasin and low level WC. All walls are fully tiled. Tiled flooring. Heated towel rail. Double glazed window to side aspect. Recessed spotlights.

#### Outside

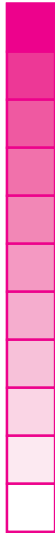
**Rear garden:** Mature and established garden which is predominately laid to lawn. Outside tap. Feature decking area. The garden measures approximately 100 ft in length. Fully stocked with flowers, shrubs, trees and bushes. Areas laid to shingle. Substantial summerhouse of timber construction with light and power with decking veranda. Garden shed with power.

**Front:** Open plan area laid to lawn. Pathway to front door. Shrubs, bushes and tree. Outside tap. Outside lights.

**Driveway:** Providing off road parking for several vehicles.

Services: All Council Tax Banding: D  
Authority: Cherwell District Council

**Directions:** From Banbury Cross proceed south along South Bar and onto the Oxford Road heading out of Banbury for approximately three miles. Upon entering Adderbury, take the first right turn into Berry Hill Road and continue to the end of the road. Take the first left turn into St Mary's Road.

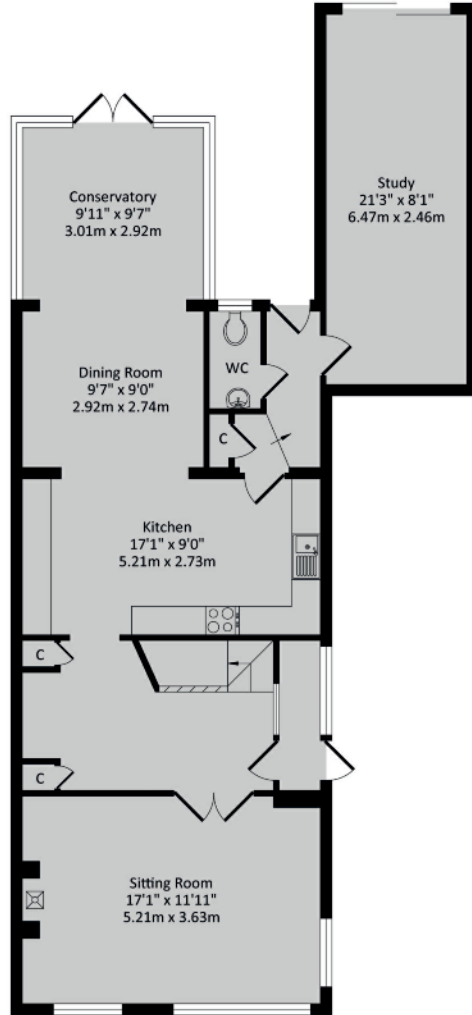




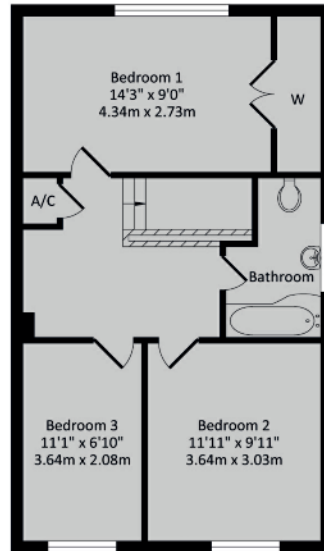




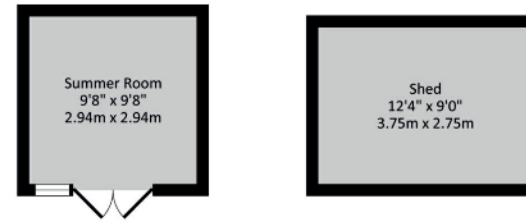
**Ground Floor**  
 961 sq.ft. (89.30 sq.m.) approx.



**First Floor**  
 515 sq.ft. (47.80 sq.m.) approx.



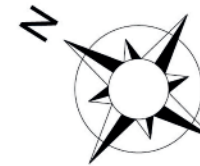
**Summer Room**  
 93 sq.ft. (8.60 sq.m.) approx. **Shed**  
 111 sq.ft. (10.30 sq.m.) approx.



**TOTAL APPROX. FLOOR AREA 1680 sq.ft. (156.0 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.

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 64      | 79                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | 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.

5/6a Horsefair, Banbury,  
 Oxon OX16 0AA  
 t: 01295 221100  
 e: post@stanbra-powell.co.uk



**stanbra-powell.co.uk**

Viewing: Through appointment with Stanbra Powell

