



2 Wheatley Close, Banbury, Oxon OX16 9TH  
£679,950

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





*An immaculate detached house enjoying sought after location with distinct advantage of self-contained one bedroom annexe.*

Recessed porch | Spacious entrance hall | Cloakroom | L-shaped living/dining room | Kitchen/breakfast room | Conservatory | Study/Office (formerly garage) | Useful store room (formerly garage) | Four first floor double bedrooms | Bathroom | Self-contained one bedroom annexe consisting of living/diner, kitchen, master bedroom with en-suite | Gardens to front and rear | Driveway | UPVC double glazing | Gas central heating

Offered in excellent decorative order throughout, providing generous size accommodation a four bedroom detached house together with a one bedroom self-contained annexe. The property enjoys a favoured cul-de-sac location on the sought after Bodicote Chase development.

### Ground Floor

Recessed porch.  
Front door.

**Spacious entrance hall:** Stairs rising off to first floor. Engineered oak flooring. Door to cloakroom.

**Cloakroom:** White suite comprising of low level WC, handbasin with inset vanity unit and low level WC.

From the hallway door through to L-shaped living/dining room.

**Living/dining room:** Feature stone fireplace with inset living flame gas fire. Dual aspect room with windows to front. Tilt and slide double glazed patio doors and windows giving access to conservatory. Door into kitchen/breakfast room.

**Kitchen/breakfast room:** Also access from the hallway. Comprehensive range of ivory fronted wall and base units with complementary work surfaces. Bowl and a half inset sink unit and drainer. Tiling to splashback areas. Four ring Bosch electric hob with extractor hood over. Integrated Bosch double oven and grill. Integrated microwave. Integrated fridge/freezer. Integrated dishwasher. Tiled flooring. Door to side aspect. Door to study.

**Study (formerly garage):** Light and power connected. Window to side. Wall mounted Glow worm gas boiler for domestic hot water and central heating. Door through to store.

**Store (formerly garage):** Up and over door to front.

From the living/diner are tilt and slide patio doors giving access to conservatory.

**Conservatory:** Brick and UPVC construction with solid glass roof. Double glazed windows overlooking garden. Double doors giving access to garden. Tiled flooring. Door to annexe.

### First Floor

**Landing:** Access to loft via pull down ladder. Light connected. Spacious landing with window to front aspect.

All bedrooms are double rooms with fitted wardrobes.

**Master bedroom** to front aspect.

**Bedroom two** to rear aspect.

**Bedroom three** to rear aspect.

**Bedroom four** to front aspect.

**Bathroom:** Modern white suite comprising of panelled bath, fully tiled shower cubicle, handbasin with inset vanity unit and low level WC. Tiling to splashback areas. Tiled flooring. Extractor fan. Window to rear.

### Annexe

Access from the conservatory also has an external door from the kitchen. The annexe has its own council tax rating 'A'.

Living/diner with window to front aspect. Access to loft via pull down ladder which also has a light. Walkway through to kitchen. Range of contemporary white fronted wall and base units with ample work surfaces. Tiling to splashback areas. Integrated electric hob and oven with extractor over. Free space and plumbing for washing machine and for tumble dryer. Space for fridge/freezer. Vinolay flooring. Door giving access to garden. Recessed spotlights. Double bedroom with windows overlooking garden. En-suite shower room with shower cubicle, handbasin with inset vanity unit and low level WC. Tiling to splashback areas. Tiled flooring. Heated towel rail. Shaver socket and light. Gas central heating powered from the main house. Windows are UPVC.

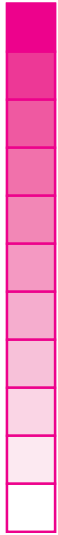
### Outside

**Rear garden:** Fully enclosed by close board and fencing giving a good degree of privacy. Mature and established garden, laid to lawn, fully stocked. Areas laid to shingle and patio areas. Outside tap. Hardstanding for shed. The garden measures approximately 36 ft x 60 ft. Gate to side. Access front to back via gate.

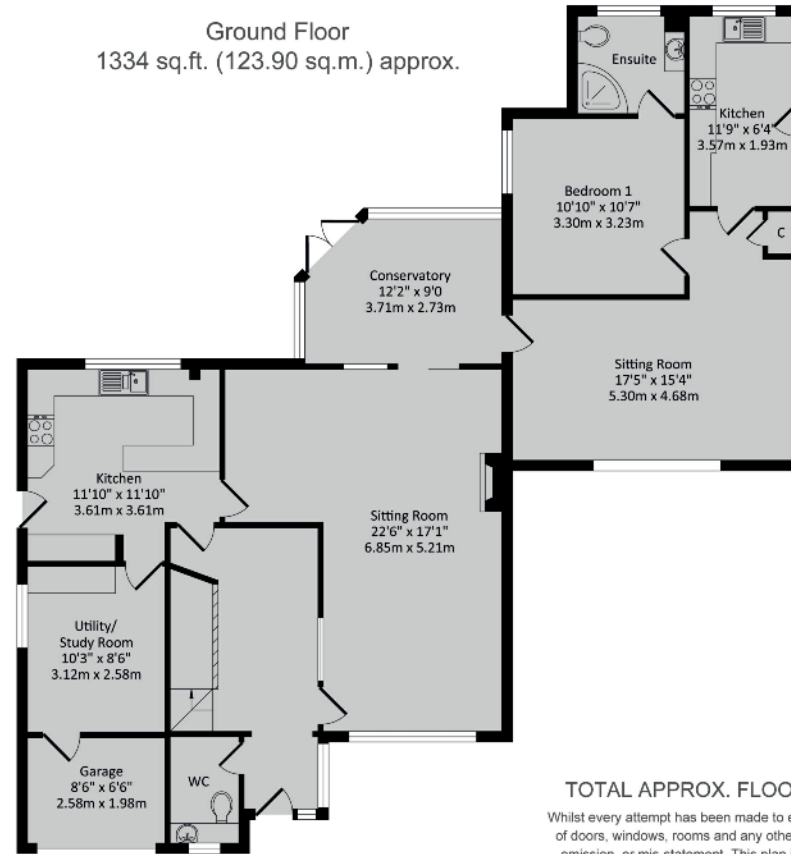
**Front:** Block paved driveway providing off road parking for several vehicles. Shrubs, trees and bushes. Further area laid to shingle which could provide additional parking. Outside lights.



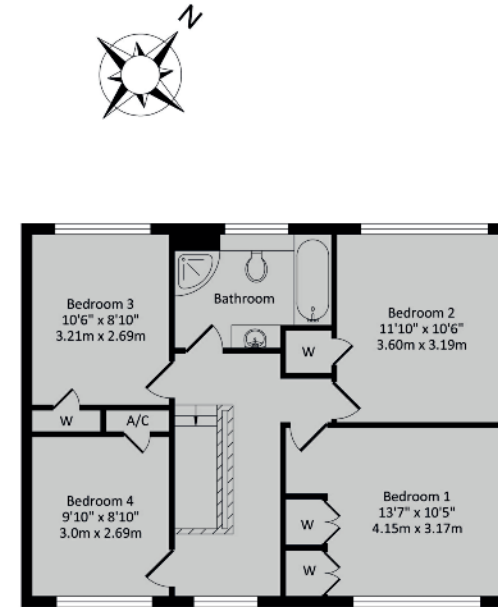




Ground Floor  
 1334 sq.ft. (123.90 sq.m.) approx.



First Floor  
 653 sq.ft. (60.70 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1987 sq.ft. (184.60 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	77
(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 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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