



2 Metcalfe Close, Drayton, Banbury, Oxon OX15 6EL  
£385,000

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





*Located in a small village on the edge of the town of Banbury with peaceful surroundings is this three bedroom detached bungalow with views to the rear of farmland. The property is offered with no onward chain, offers well-proportioned and spacious accommodation, parking, garage and large driveway.*

Entrance porch | Living room | Kitchen | Three double bedrooms | Separate WC | Shower room | Large driveway | Garage | Garden to front and rear | Oil fired heating | Double glazing

#### Accommodation

Obscured double glazed door leading to entrance porch with tiled flooring. Single obscured glazed door to entrance hall.

Tiled flooring running through the hallway, kitchen, separate WC and shower room. Radiator. Storage cupboard. Cupboard housing hot water cylinder. Loft access.

**Living room:** Large double glazed window to front aspect. Enclosed chimney breast with feature fireplace with electric fire inset. Two radiators.

**Kitchen:** Obscured double glazed door to side aspect. Double glazed window. Fitted with a range of base and wall mounted units with work surface over and tiled splashbacks. A fully integrated kitchen including double electric oven, electric hob and extractor, fridge/freezer, dishwasher and washing machine. One and a half stainless steel sink unit with mixer taps over.

**Bedroom one:** Spacious double bedroom with double glazed window overlooking rear garden with farmland views. Radiator.

**Bedroom two:** Spacious double bedroom with double glazed window to front aspect. Radiator.

**Bedroom three:** Currently used as a second sitting room or dining room with double glazed patio doors to rear garden, views over farmland. Radiator.

**Separate WC:** Obscured double glazed window. Tiled flooring. Modern fully tiled splashbacks. Low level WC and wash handbasin inset into vanity unit with shelving over, cupboards and drawers below. Wall mounted cupboards and mirror with light. Heated towel rail.

**Shower room:** Obscured double glazed window to side aspect. Modern suite with large curved walk-in shower with power shower over, drying area, low level WC and wall mounted wash handbasin with mixer taps. Modern tile splashbacks. Wall mounted towel rail.

#### Outside

**Garage** attached to the bungalow. Electric door. Power and light connected. Oil fired boiler is housed in garage. Door from the garage to side of the property.

**Front:** Block paved parking for one vehicle. Concrete pathway leading to side access. Pathway leads around the front of the bungalow and to the side where the main access can be found. The remainder is laid to lawn with feature shrubs and hedges and flower borders.

To the side of the property is an iron gate giving access to garage and into the kitchen of the property. Steps leading to paved patio area where there is a hardstanding for a greenhouse, this area is used for bin storage but also a small seating area. Wooden fence with feature walk-through into the rear garden.

**Rear garden:** Enclosed by low level panel fencing. Hedge border and brick wall borders. Hardstanding and modern oil tank. Hardstanding for shed. Feature patio area, the remainder is laid to lawn. Flower borders to the rear of the garden. Gated access out onto farmland and impressive views of farmland.

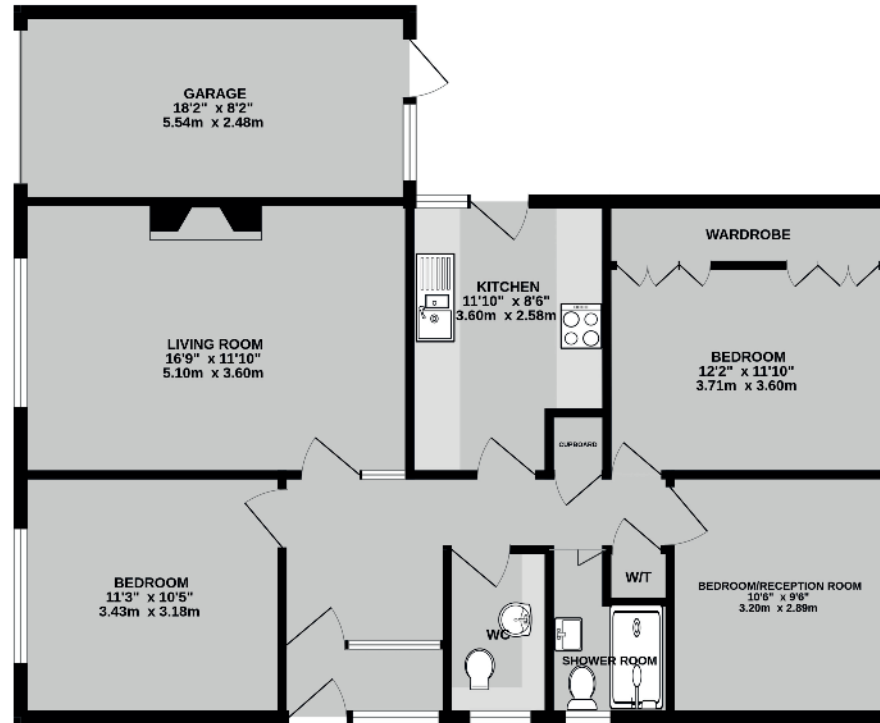
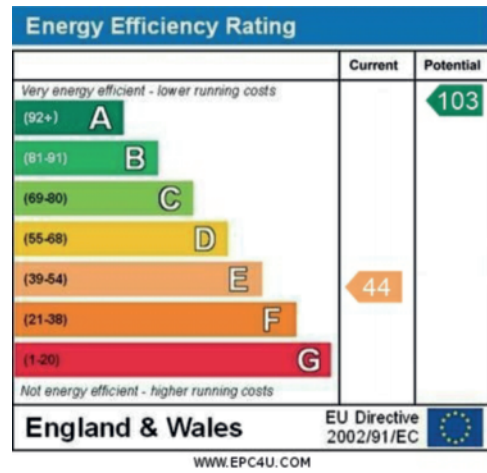
Services: All except gas Council Tax Banding: D  
Authority: Cherwell District Council







GROUND FLOOR  
 959 sq.ft. (89.1 sq.m.) approx.



TOTAL FLOOR AREA: 959 sq.ft. (89.1 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers. The services, agents and applicants herein have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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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Viewing: Through appointment with Stanbra Powell

