



10 Bowmens Lea, Aynho, Banbury, Oxon OX17 3AG
£315,000

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





An enlarged semi detached house enjoying cul-de-sac location within this un-spoilt village.

Entrance hall | Living room | Kitchen | Dining area | Study/playroom | Three first floor bedrooms | Ground floor bathroom | Gardens to front and rear | Substantial garage measuring 39 ft in length | Driveway | UPVC double glazing | Gas central heating

Located in a quiet cul-de-sac in the popular village of Aynho is this three bedroom semi-detached home. The property benefits from driveway, large garage (39 ft), 85 ft rear garden backing onto play area, good size accommodation throughout and great potential to extend further (subject to necessary planning permission).

Ground Floor

Entrance via UPVC double glazed door to entrance hallway.

Entrance hallway: Laminate wood flooring. Radiator. Stairs rising to first floor. Doors to all ground floor accommodation.

Ground floor bathroom: Three piece white suite comprising of low level WC, wash handbasin and panelled bath with electric shower over. Aluminium double glazed obscured window to side aspect. Radiator.

Living room: Excellent size living room with large UPVC double glazed window to front aspect. Radiator. Open fireplace with stone surround. Opening through to dining area.

Dining area: Exposed stone work. Radiator. Double glazed sliding patio door onto rear garden.

Kitchen: Range of base and eye level units. Laminate worktop. Built-in stainless steel sink unit. Space for cooker. Space for slim-line dishwasher. Space for washing machine and large fridge/freezer. UPVC double glazed window and door lead to garden. Radiator. Sunken spotlights. Vinolay flooring.

Study/playroom: UPVC double glazed window to side aspect. Vinolay flooring. Large understairs storage cupboard. Radiator.

First Floor

Landing: UPVC double glazed window overlooking rear garden. Sunken spotlights.

Bedroom one: Large double bedroom with UPVC double glazed windows to front and rear aspects overlooking rear garden and play area.

Bedroom two: Double bedroom with UPVC double glazed window to front aspect. Radiator. Over stairs cupboard storage. Access to loft.

Bedroom three: Single bedroom with UPVC double glazed window to rear aspect. This room is currently not completed and would require boarding out and plastering.

Outside

Front: Driveway for three/four vehicles, remainder laid to lawn.

Rear garden: Measuring approximately 85 ft in length. Enclosed by close boarded fencing giving a good degree of privacy, predominately laid to lawn with flowers, shrubs and bushes. Patio area. Outside tap. Shed of prefabricated construction. Gate giving access to park.

Garage: Prefabricated construction with light and power. Metal up and over door. Measuring 39 ft in length.

Agents Note

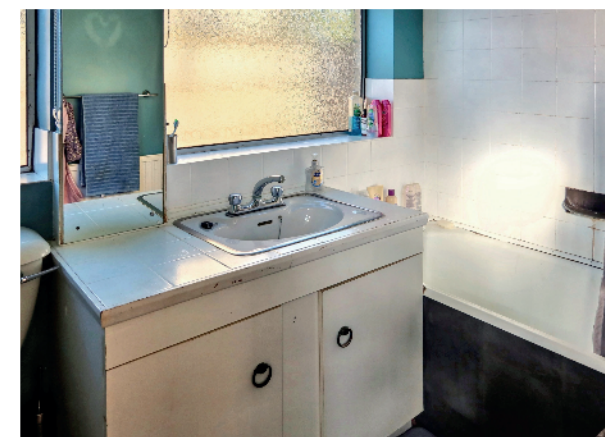
The property was re-wired by the current owners in 2021. New gas central heating fitted in 2021. Oak doors throughout the property.

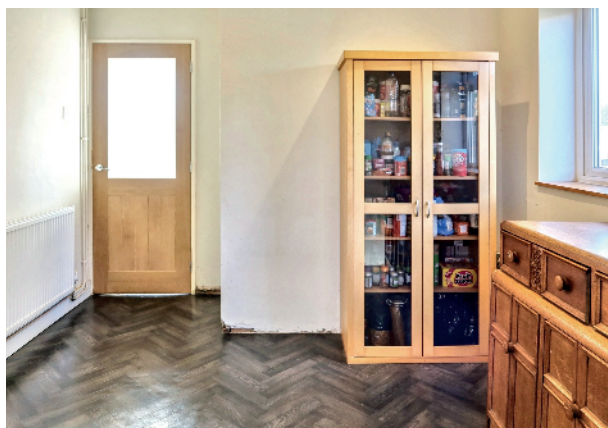
Aynho

Aynho is a picturesque village with excellent transport links via Junction 10 of the M40. It has a thriving village community. There is a Village Hall, recreation field and children's playground and many countryside walks can be found on its doorstep. Further comprehensive facilities and mainline stations can be found in nearby towns of Banbury and Bicester and the City of Oxford.

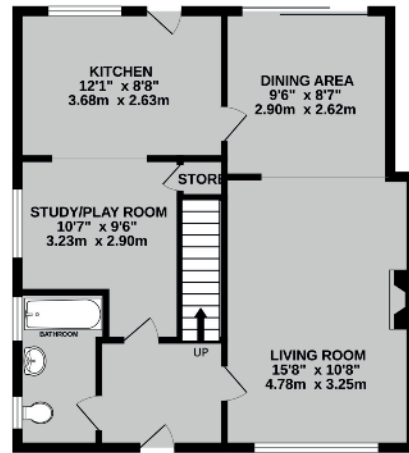
Services: All Council Tax Banding: C
Authority: South Northants

Directions: From Banbury Cross proceed south on the Oxford Road and after approximately three miles at Adderbury, turn left signposted Aynho / Bicester. Upon entering the village, take the first turn left into the Charlton Road and Butts Close is the first cul-de-sac the right hand side Bowmens Lea can be found on the left hand side.

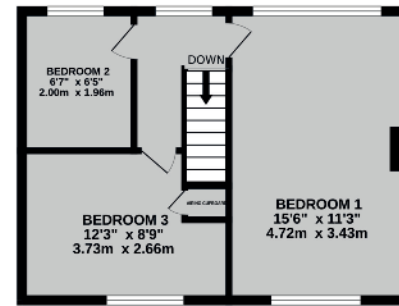




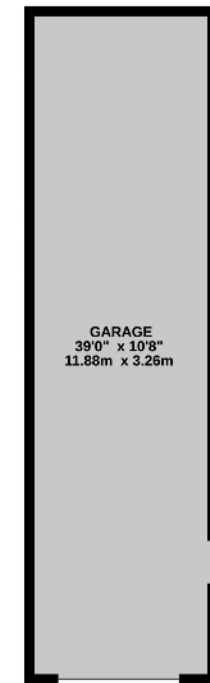
GROUND FLOOR
 872 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR
 390 sq.ft. (35.7 sq.m.) approx.



OUTSIDE
 417 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1369 sq.ft. (127.1 sq.m.) approx.

Whilst every attempt 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 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.
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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.

Viewing: Through appointment with Stanbra Powell



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