



'Treetops', 3 Station Road, Cropredy, Banbury, OX17 1PS
'Offers in the region' £475,000

**Stanbra
Powell**

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A spacious non-estate detached bungalow enjoying a sought after position within this popular village.

Recessed porch | Entrance hall | L-shaped living/diner | Kitchen/breakfast room | Three double bedrooms | Bathroom | Outside WC | Single garage | Mature and established rear garden | Garden to front | Driveway

Offered with no onward chain, a well maintained three bedroom detached bungalow complemented by a mature and established private rear garden.

Accommodation

Recessed porch.
Front door.

Entrance hall: Useful storage cupboard. Access to partly boarded loft with light and insulation. Thermostat for heating.

L-shaped living/dining room: UPVC double glazed window to front aspect. Stone fireplace with open hearth. Double doors giving access to garden. Door to kitchen/breakfast room.

Kitchen/breakfast room: Range of wall and base units. Double stainless steel inset sink unit. Fully tiled walls. Window overlooking garden. Door to outside lobby with door to outside WC.

Outside WC: Low level WC and sink. Window to side.

From the outside lobby is a door to single garage.

Garage: Wooden up and over door. Window to side. Power and light connected.

Master bedroom: UPVC double glazed window to rear aspect. Generous double bedroom with a range of fitted wardrobes.

Bedroom two: UPVC double glazed window to rear aspect. Generous double bedroom. Sink and vanity unit.

Bedroom three: Double bedroom with window to front aspect. Sink.

Bathroom: Modern white suite comprising of P-shaped panelled bath with mixer tap shower, pedestal handbasin and low level WC. Fully tiled walls. Heated towel rail. Window to side. Vinolay flooring.

Agents Note

Oil fired heating.
Some double glazed where specified.

Outside

Rear garden: Mature and established east facing rear garden measuring approximately 60 ft in length x 55 ft in width. Enclosed by fencing. Feature timber summerhouse. Predominately laid to lawn. Large patio. Mature trees, shrubs and bushes. External floor mounted Grant Vortex Pro-external combi boiler installed in February 2025. Oil tank (filled in April 2025, currently 500 litres in the tank). Pathway to front via wooden gate.

Enclosed front garden, enclosed by fencing and hedgerow. Mature trees. Areas laid to lawn. Gate to front boundary. Pathway to front door.

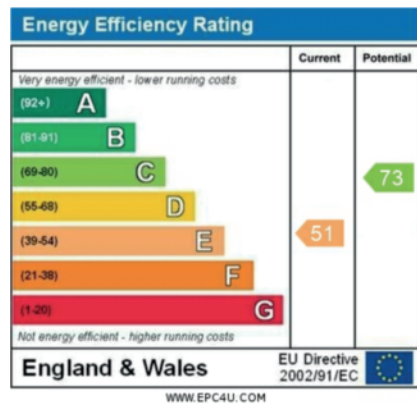
Driveway parking for four vehicles, leading to garage.

Services: All
Authority: Cherwell District Council

Directions: From Banbury Cross proceed North along North Bar at the main set of traffic lights continue onto Southam Road heading out of Banbury for approximately 2 miles, taking the right turn into Great Bourton.
From Great Bourton enter the village of Cropredy, past the school and the bungalow can be found on the right hand side.







TOTAL APPROX. FLOOR AREA 1174 sq.ft. (109.10 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.

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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