



13 Winchelsea Close, Banbury, Oxon OX16 1XS  
£335,000

Stanbra  
Powell

Estate Agents  
Valuers  
Property Lettings







*A detached property enjoying a favoured cul-de-sac location on the north side of Banbury complemented by mature and established private rear garden.*

**Entrance porch | Entrance Hall | W/C | Living room | Dining Room | Kitchen | Three first floor bedrooms | Bathroom | Gardens front and rear | Garage | Driveway**

Located within comfortable walking distance of many of the local amenities including both Primary and Secondary schools. A well maintained three bedroom detached house occupying a generous sized plot and no onward chain.

**Ground Floor**

Front door leads to:

**Entrance Porch:** Parquet flooring, double glazed door and double glazed window to front. Walkway through to:

**Hallway:** Stairs rising off to first floor. Useful under stairs storage cupboard. Door to:

**Ground floor cloakroom/WC:** White suite comprising of hand basin and vanity unit, low level WC, tiling to splashback areas. Double glazed window to front aspect.

**Living Room:** Feature fireplace with Inset living flame gas fire. Double glazed window to rear. Double doors giving access to garden. Walkway through to:

**Dining Room:** Double glazed window to side aspect. Door through to:

**Kitchen:** A range of wall and base units comprising of stainless steel sink and drainer. Space for fridge freezer, space for cooker. Window overlooking garden. Door giving access to garden. Semi vaulted ceiling, tiling to splashback areas.

**First Floor**

**Main Landing:** Has a double glazed boxed bay window to front aspect. Access to loft.

Airing cupboard housing hot water tank and immersion heater and also a Johnson and Starley High Spec J32 gas warm air heating system.

**Bathroom:** Coloured suite comprising of panelled bath, pedestal handbasin, low level WC, tiling to splashback areas. Laminate flooring.

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

**Bedroom two:** Is a double bedroom to rear aspect.

**Bedroom three:** Is a double bedroom to front aspect with fitted wardrobe.

**Outside**

**Rear garden:** Fully enclosed by close board fencing giving it a good degree of privacy. Laid to lawn, flower beds, shrubs and bushes. Access front to back via wooden gate. Patio area measuring approximately 45ft in length in total.

**Front:** Is open plan predominantly laid to lawn. Flower beds, shrubs, bushes and a tree. Tarmac driveway providing off the road parking for 2-3 vehicles. Pathway to front door. Outside light

**Garage:** The garage itself is a single garage with metal up and over door. Light and power. Free space for plumbing for washing machine.

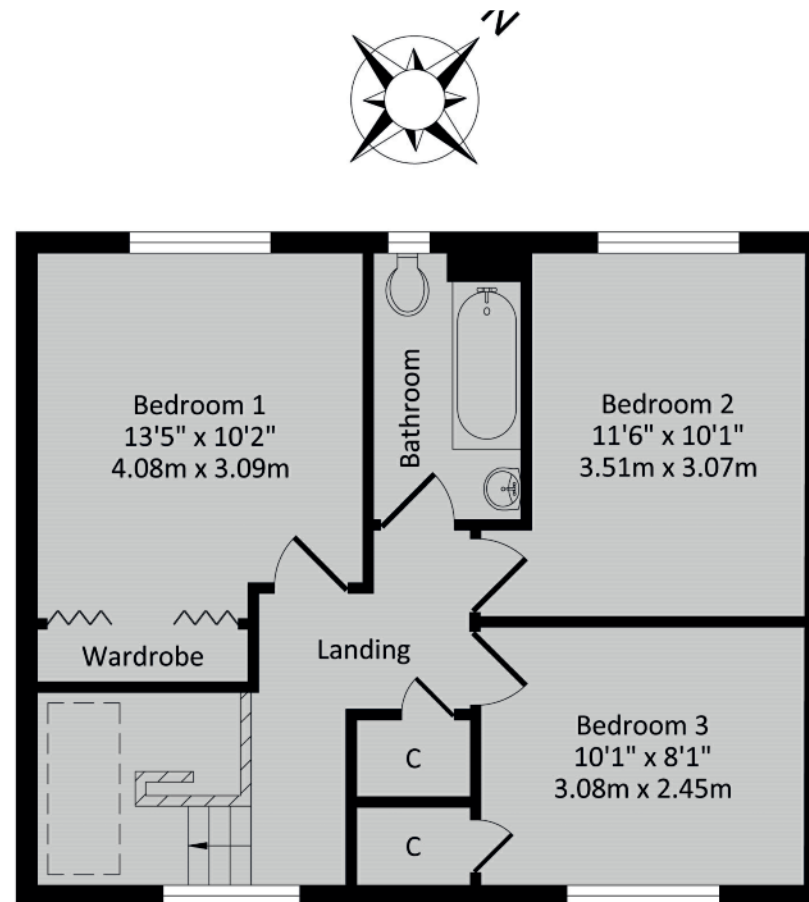
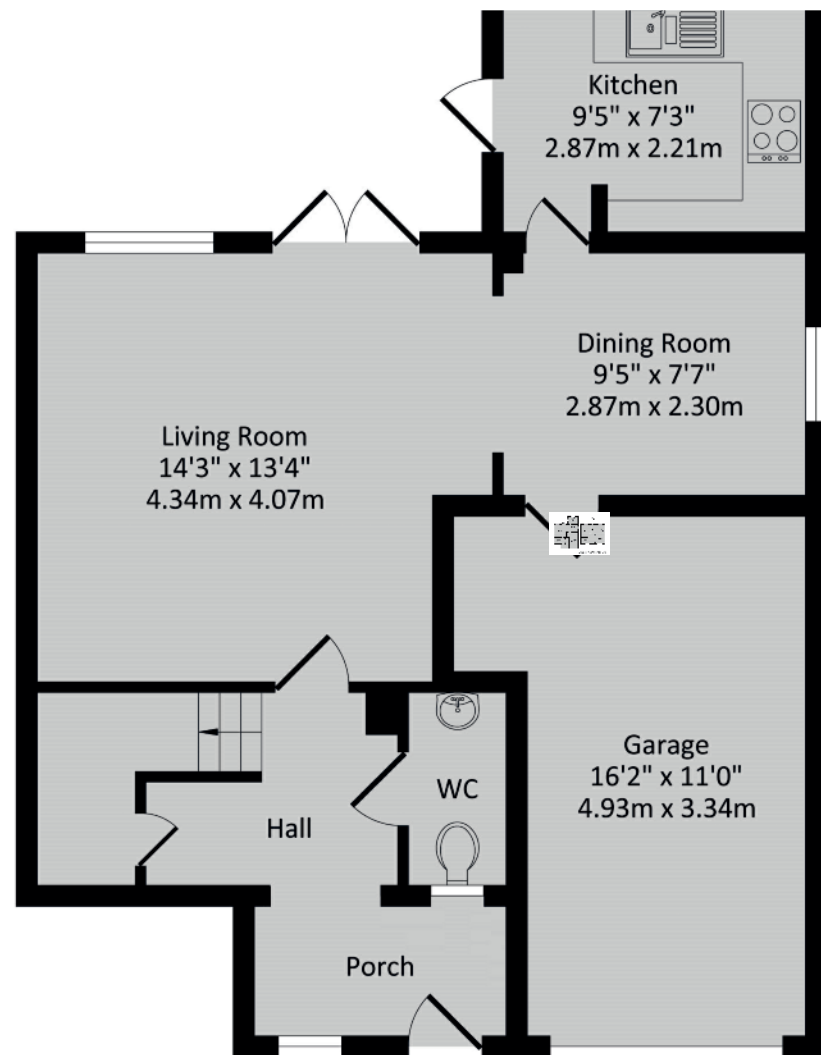
**Services:** All  
**Authority:** Cherwell District Council  
**Council Tax Banding:** D

**Directions:** From Banbury Cross proceed north along North Bar to the traffic lights at the crossroads and turn left into the Warwick Road. Continue along this road and at the second large roundabout turn right into Highlands. Take the second left turn into Rother Road and second right into Winchelsea Close.









TOTAL APPROX. FLOOR AREA 1095 sq.ft. (101.80 sq.m.) approx.

**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



5/6a Horsefair, Banbury,  
 Oxon OX16 0AA

t: 01295 221100

e: post@stanbra-powell.co.uk

**stanbra-powell.co.uk**

