



11 Manor Close, Great Bourton, Banbury, Oxon OX17 1RA  
£335,000

Stanbra  
Powell

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Property Lettings







*An extremely well presented and extended three bedroom village home.*

**Entrance hallway | Cloakroom | Refitted kitchen/dining room | Living room | Three bedrooms | Refitted bathroom | Front and rear gardens | Summerhouse | Single garage | Parking for two vehicles**

Located in the un-spoilt village of Great Bourton is this impressive three bedroom extended home. The property has been fully refurbished and extended by the current owner and boasts a refitted kitchen, refitted bathroom, new windows throughout, timber frame summerhouse ideal for gym or office, single garage and gardens to front and rear. Viewing is highly recommended.

#### Ground Floor

Composite front door leading to entrance hallway.

**Entrance hallway:** Engineered oak flooring. Stairs rising to first floor. Sunken spotlights. Verticle wall mounted radiator. Desk area set up under the stairwell.

**Cloakroom:** UPVC double glazed obscured window to front aspect. Built-in storage cupboard. Radiator. Low level WC. Wash hand basin with built-in storage underneath. Tile splashback. Engineered oak flooring.

**Kitchen/dining room:** Range of refitted base and eye level units with Quartz worktop. Built-in sink unit. Built-in 5 ring electric hob with extractor hood above. Built-in oven. Space for large fridge/freezer. Built-in slim-line dishwasher. UPVC double glazed window overlooks the front garden. Utility cupboard housing washing machine and further shelving. Luxury vinyl tile flooring. Storage cupboard housing modern metal fuse box.

**Living room:** Large living area with real wood flooring. Radiator. Fireplace with log burner. UPVC double glazed window overlooking rear garden. Double glazed double doors leading to rear patio. Engineered oak flooring.

#### First Floor

**Landing:** Access to loft. UPVC double glazed window to front aspect. Sunken spotlights.

**Bedroom one:** Double bedroom with UPVC double glazed window overlooking rear garden. Built-in wardrobes with sliding doors.

**Bedroom two:** UPVC double glazed window overlooks front garden. Radiator. Built-in wardrobe.

**Bedroom three:** UPVC double glazed window overlooks rear garden. Radiator. Built-in wardrobe.

**Bathroom:** Four piece white suite comprising of low level WC, wash handbasin with built-in storage underneath, panelled bath, separate shower cubicle with rainfall shower over and separate shower attachment. Aqua boarding and tiling to splashback areas. Heated towel rail. UPVC double obscured window to front aspect. LVT flooring.

#### Agents Note

All internal doors are oak doors.  
The property was re-wired, re-plumbed and new heating system by the current owners.

#### Outside

**Front:** Pathway leads to front garden which is mostly laid to lawn, enclosed by low level fencing. Timber panel storage shed. Floor standing oil boiler. To the rear of the front garden is a timber frame summerhouse.

**Summerhouse:** Used as a gym by the current owner, power and light connected. The building is insulated. UPVC double glazed double doors lead into summerhouse.

**Rear garden:** South/west facing landscaped by the current owner with large patio area. Steps lead to laid to lawn area with access to the rear via back gate. Outside tap. Gated access leading to rear parking area and garage. Enclosed oil tank. The garden backing onto an open green area.

**Single garage:** Electric roller door.  
Parking in front of the garage and also opposite.

#### Great Bourton

Located to the north of Banbury just off the A423 Southam Road. The village has a church. The neighbouring village of Cropredy has a local primary school and further facilities. Further amenities can be found in Banbury including the Castle Quay shopping centre, Gateway Retail Park, Spiceball Leisure Centre and supermarkets. There is a mainline railway station providing access to London Marylebone and Birmingham and Jct 11 of the M40 motorway.

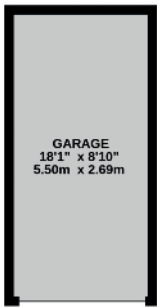
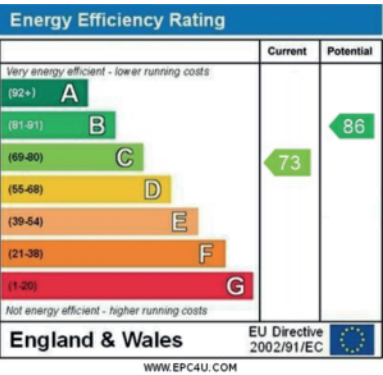
**Services:** All except gas    **Council Tax Banding:** C  
**Authority:** Cherwell District Council



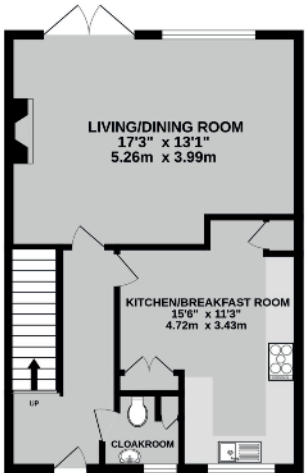




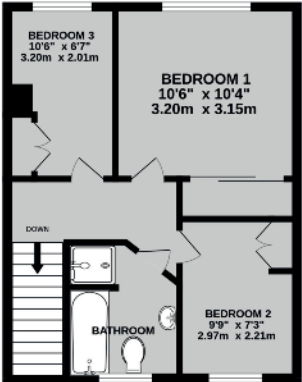




GROUND FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.4 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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