



2 Arden Close, Drayton, Banbury, Oxon OX15 6EQ
£325,000

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





A stone fronted semi-detached house occupying a generous size plot, providing scope for considerable extensions subject to necessary planning permissions.

**Entrance hall | Living room | Kitchen | Conservatory | Utility
| Two first floor bedrooms | Bathroom | Large garden |
Driveway | Garden to front**

Offered with no onward chain and providing generous size accommodation throughout, a two bedroom semi-detached house enjoying cul-de-sac location within this un-spoilt village on the north/west edge of Banbury.

Ground Floor

Front door.

Entrance hall: Stairs rising off to first floor. Door through to living room.

Living room: Laminate flooring. Exposed chimney breast. Double glazed window to front aspect. Useful understairs storage cupboard housing oil fired floor mounted boiler, window to side.

From the living room double doors giving access to kitchen.

Kitchen: Stainless steel double inset sink unit and drainer. Range of wall and base units. Tiled flooring. Tiling to splashback areas. Space for cooker. Extractor fan. Double glazed door giving access to conservatory. Door and 2 steps down to utility.

Utility: Tiled flooring. Free space and plumbing for washing machine. Tiling to splashback areas. Double glazed window to side aspect.

Conservatory: UPVC construction. Tiled flooring. Double glazed doors giving access to garden.

First Floor

Half landing: Double glazed window to side aspect. Door through to bathroom.

Bathroom: (formerly bedroom) White suite comprising of corner bath with mixed tap shower, handbasin with inset vanity unit and low level WC. Airing cupboard housing hot water tank and immersion heater. Tiling to splashback areas. Double glazed window to rear.

Main landing with access to loft.

Bedroom one: Double bedroom to front aspect. Tongue and groove wood flooring. Storage cupboard over stairwell.

Bedroom two: Generous double bedroom to rear aspect.

Outside

Rear garden: Enclosed by fencing and hedgerow. Predominately laid to lawn. Stocked with flowers, shrubs and bushes. Areas laid to shingle. Large timber workshop with light and power. The garden measures approximately 100 ft in length x 40 ft width. Access front to back via wooden gate. Outside tap.

Front: Areas laid to shingle. Timber store housing oil fired tank.

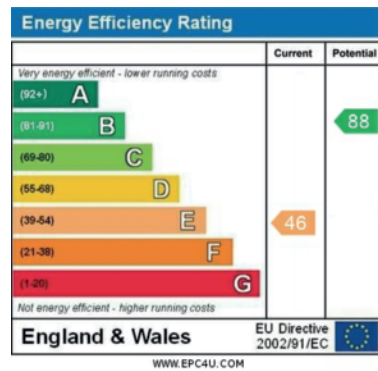
Tarmac driveway to side providing off road parking for several vehicles.

Drayton is a pretty village in North Oxfordshire made up of predominantly ironstone cottages and houses. Local amenities include a public house along with village hall. Further amenities can be found in the nearby village of Wroxton which include the Wroxton House hotel, a well regarded Church of England primary school, a sports club, a village hall and three churches. More extensive facilities can be found in the market towns of Banbury and Chipping Norton. Links with the M40 (J11) only 2.8 miles away giving access to Oxford (A34) and London to the South and Birmingham (M42) to the North. Mainline train services from Banbury to London (Marylebone). Excellent local schooling facilities with secondary education provided by North Oxfordshire Academy within walking distance.

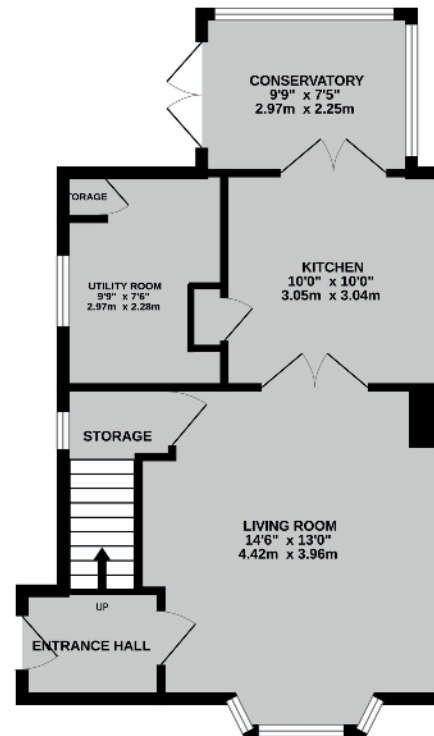
Services: All Council Tax Banding: C
Authority: Cherwell District Council



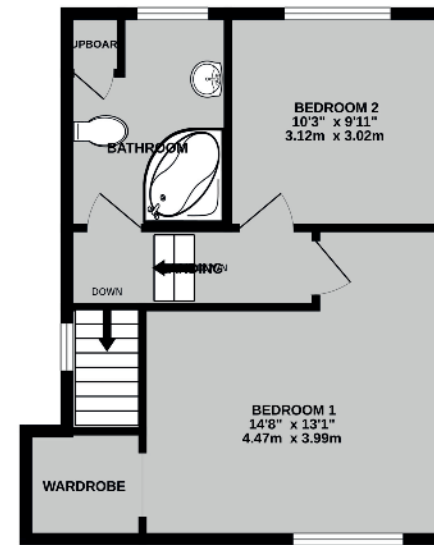




GROUND FLOOR
 515 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
 440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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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