



95 Broughton Road, Banbury, Oxon OX16 9QH
£675,000 Guide Price

Stanbra
Powell

Estate Agents
Valuers
Property Lettings



Four bedroom detached 1930's family home.

Entrance Porch | Large Entrance Hallway | Kitchen | Dining Room | Living Room | Utility Room | Cloakroom | Four Double Bedrooms | En-Suite | Bathroom | Separate WC | Large Loft Area | 151 ft Mature Garden | Garage | Driveway | Double Glazing | Gas Central Heating

Located in one of Banbury's most desirable areas with-in easy reach of the town centre, this elegant 1930's detached family home offers a rare opportunity to acquire a property full of character and charm. With spacious accommodation across two floors, generous reception rooms, four double bedrooms, and a magnificent 151 ft mature garden, this home is ideal for families looking for both comfort and potential. The property retains many original features including picture rails, stained glass, parquet flooring and traditional fireplaces. There is further scope to expand the property or convert the large loft space, subject to the necessary consents.

Ground Floor

Access via composite door with stained glass double glazed window panels. UPVC double glazed window to front aspect. Tiled flooring. Space for shoes and coats. Through oak door to:

Entrance hall: Parquet flooring. Under-stairs cupboard housing recently fitted fuse box. Stairs rising to first floor. Double panel radiator.

Kitchen: A range of base and eye level units with Granite worktops. Tile splashbacks. Real wood flooring. Built-in sink unit with swan neck tap. Built-in dishwasher. Space for fridge/freezer. Space for large Range cooker with extractor hood above. UPVC double glazed window to front aspect. Sunken spotlights. 'Servants' signal bell box. Pantry with terracotta tiled floor. UPVC double glazed window to front aspect.

Utility room: Double glazed doors to front and rear aspects. Single panel radiator. Tiled flooring. Stainless steel sink unit with units underneath. Plumbing and space for washing machine and dryer. UPVC double glazed window overlooking rear garden. Space for fridge/freezer.

Cloakroom: Comprising of low level WC and wash handbasin with built-in storage cupboard underneath. UPVC double glazed obscured window to side aspect. Exposed painted brick work. Vinolay flooring. Wall mounted radiator.

Dining room: Large double glazed bay window overlooking rear garden. Cast iron fire place with surround (Flue currently closed but could be re-opened). Picture rails and original skirting boards. Double panel radiator.

Living room: Generous size room with large double glazed bay window overlooking the garden. Log burner. Picture rails and original skirting boards. Chimney breast. Large double panel radiator.

First Floor

Spacious landing: Metal frame stained glass window with secondary glazed unit. Radiator. Access to loft with light with pull down ladder and is boarded. The loft has great potential to extend subject to the necessary planning permission.

Bedroom one: Large double bedroom with UPVC double glazed bay window overlooking rear garden. Double panel radiator. Built-in storage cupboard. En-suite; Three piece white suite comprising of low level WC, wash handbasin and corner shower cubicle with shower over. Tile splash-backs. Laminate wood flooring. Modern wall mounted radiator. UPVC double glazed window overlooking rear garden. Sunken spotlights.

Bedroom two: Large double bedroom with UPVC double glazed window overlooking rear garden. Radiator. Picture rail. Chimney breast.

Bedroom three: Good size double bedroom with UPVC double glazed window to front aspect. Original built-in storage cupboard. Double panel radiator.

Bedroom four: Double bedroom with two UPVC double glazed windows to front aspect. Original built-in storage cupboards one housing Worcester combination boiler installed in 2020.

Bathroom: Comprising of traditional wash handbasin with built-in storage cupboards underneath. Free standing claw and ball foot cast iron bath with traditional mixer tap and shower attachment. Wood flooring. Single panel radiator. UPVC double glazed obscured window to front aspect.

Separate WC: Traditional design WC. UPVC obscured double glazed window to side aspect.

Outside

Front: Block paved driveway for approximately four/five vehicles.

Rear garden: South/east facing measuring approximately 151 ft in length. Access from back door leading to paved patio area which is the width of the property. Gated side access. Outside tap. Area largely laid to lawn with rockery and well stocked flower and shrub borders. Pathway along the side of the garden, front to back with large well stocked flower and shrub border. First section of the garden has various fruit trees including 3 pear trees. Studio/shed of wooden construction with concrete base, used as workshop/studio with power and light connected. Window overlooking garden. Remainder used as shed/storage with power and light.

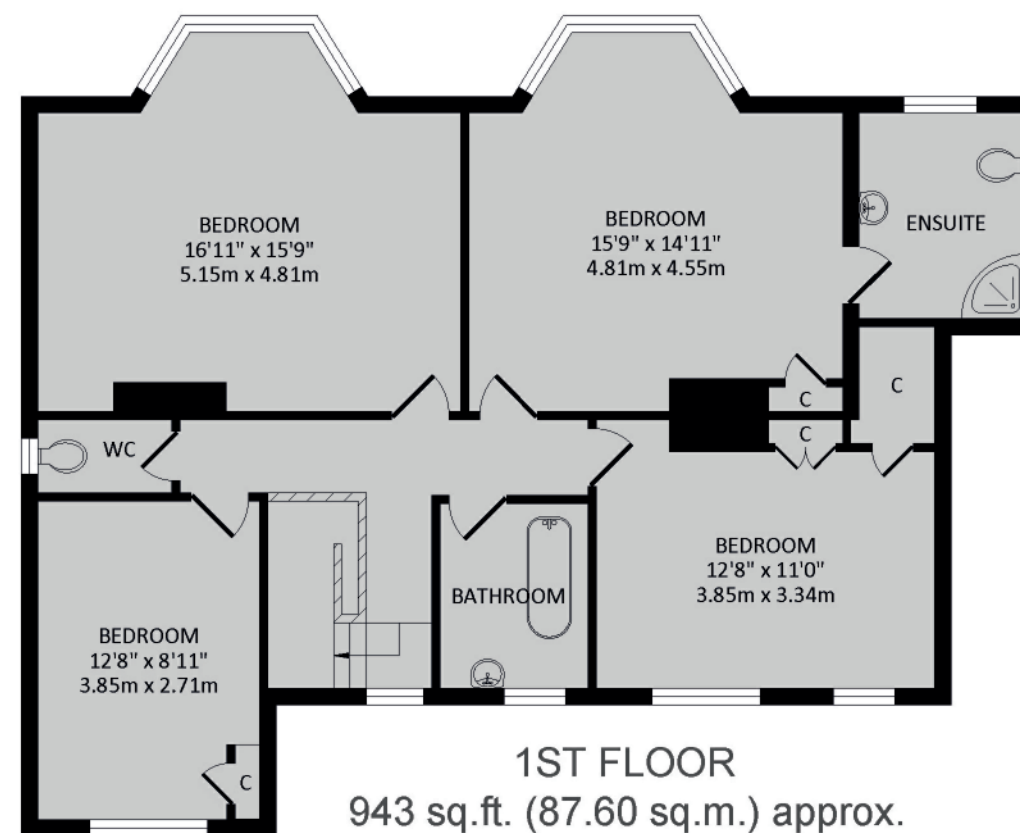
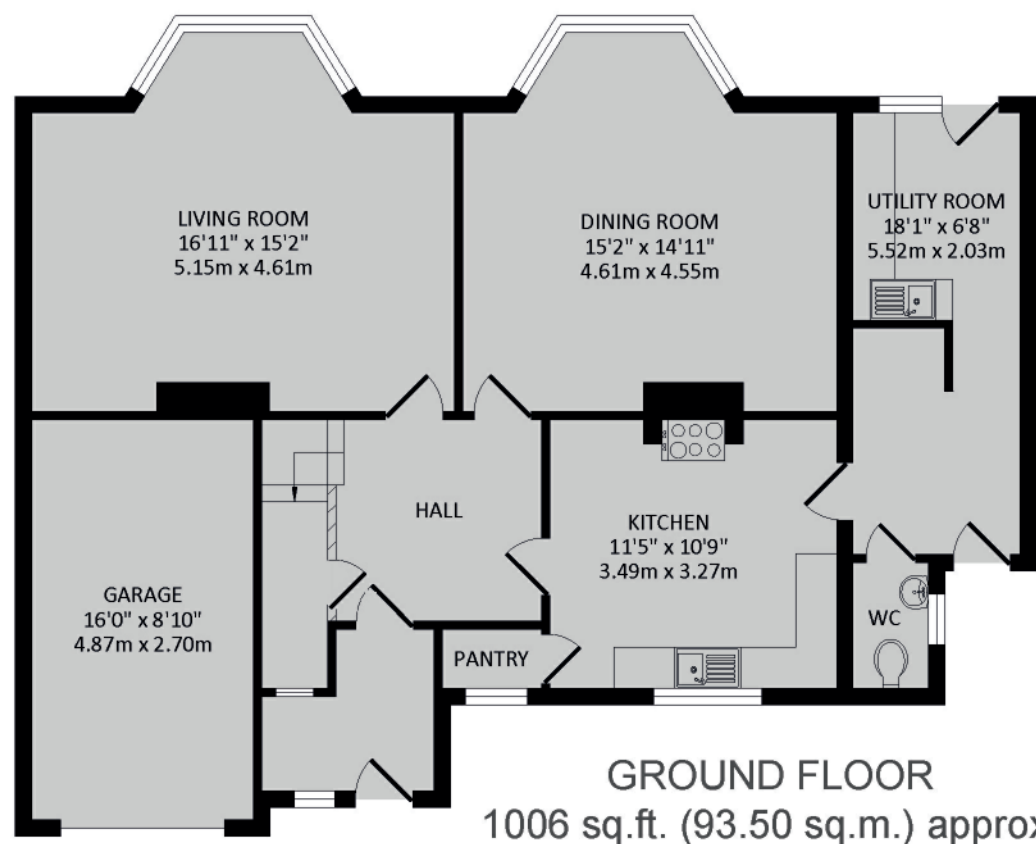
Beyond the lawned area is a pathway which creates a horseshoe access around the second section of the garden which is partially planted with vegetable beds and bordered with fruit trees, including 2 apple trees and plum tree, further flowers, and shrubs. To the rear of the garden is a sloped decking pathway leading to octagonal shaped summerhouse of wooden construction with double doors and double glazed windows on most sides. Power and light connected. Victorian style leaded pitched roof, ideal home office set in quiet corner of this beautiful garden.

Decked hardstanding with greenhouse which has power. Various mature trees. Vegetable patch to rear of the garden. The garden is enclosed by close board fencing. Alongside the garden are six lights which are controlled from inside the house.

Garage: Electric roller door. Power and light connected.







TOTAL APPROX. FLOOR AREA 1949 sq.ft. (181.10 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.

Viewing: Through appointment with Stanbra Powell



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