



36 Woburn Close, Banbury, Oxon OX16 4FT
£450,000

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





A double fronted detached property offered in excellent decorative order throughout enjoying generous plot.

Entrance hall | Cloakroom | Living room with box bay window | Large conservatory | Dining room | Kitchen | Master bedroom with en-suite, three further bedrooms | Bathroom | Gardens to front and rear | Garage and Office (formerly double garage) | Ample off road parking | Double glazing

Offered in excellent decorative order throughout, a four bedroom detached house benefiting from large conservatory, ample off road parking and double garage having recently been converted into a single garage and office.

Ground Floor

Front door.

Entrance hall: Stairs rising off to first floor. Useful understairs storage. Thermostat for heating.

Cloakroom: Wall hung handbasin and low level WC. Tiling to splashback areas.

Living room: Feature fireplace with inset living flame gas fire. Feature box bay window to front aspect. Double doors into conservatory.

Conservatory: Brick and UPVC construction with a solid glass roof. Laminate flooring. Double doors giving access to the garden. Windows overlooking garden.

From the hallway door through to dining room.

Dining room: Laminate flooring. Double glazed window to front.

Kitchen: Stainless steel inset sink unit and drainer. Comprehensive range of contemporary white fronted wall and base units. Ample work surfaces. Tiling to splashback areas. Integrated fridge/freezer. Integrated dishwasher. Free space and plumbing for washing machine. Tiling flooring. Window overlooking garden. Cupboard housing gas boiler for domestic hot water and central heating. Window to side aspect.

Half landing with stairs rising off to first floor. Window overlooking garden.

First Floor

Landing: Access to loft. Airing cupboard housing hot water tank and immersion heater.

Master bedroom: Fitted wardrobes with sliding mirrored doors.

En-suite: Fully tiled room with shower cubicle, low level WC, hand basin. Shaver socket. Extractor fan.

Bedroom two: Double bedroom to front aspect. Fitted wardrobes.

Bedroom three: Double bedroom to rear aspect. Laminate flooring.

Bedroom four: Generous single bedroom to rear aspect

Bathroom: White suite comprising of panel bath with thermostatic shower unit over, wall hung handbasin and low level WC. Tiling to splashback areas. Extractor fan.

Outside

Rear garden: Fully enclosed low maintenance, laid to shingle. Patio area. Raised decking area. Hardstanding for shed. Outside tap. The garden measures approximately 40 ft x 40 ft. Access front to back via wooden gate. Outside lights.

Front: Tarmac driveway providing off road parking for several vehicles leading to block paved driveway for parking for two further vehicles. Area laid to slate. Outside lights.

The property benefits from formerly double garage now comprising of **single garage** with pitched roof, metal up and over door and office.

Office: Fully insulated. Light and power connected. Loft access. Door to side. Door from the office giving access to garage.

Agents Note

The property benefits from recently installed plastic soffits, fascias and downpipes.

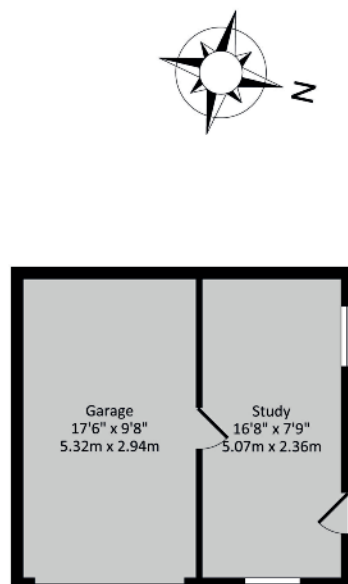
Services: All
Authority: Cherwell District Council

Council Tax Banding: E

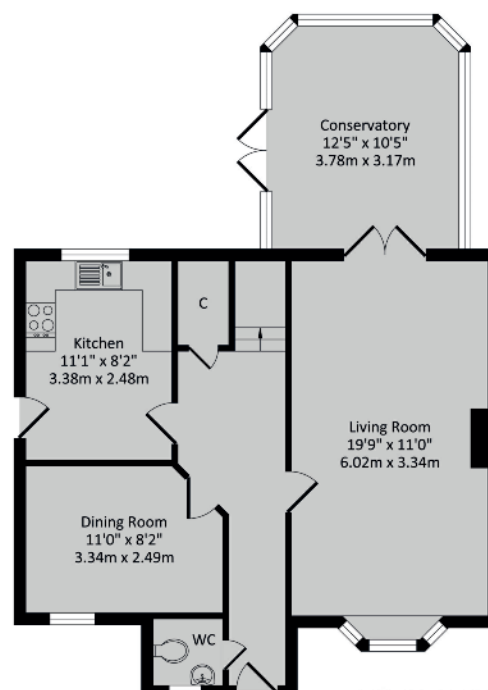




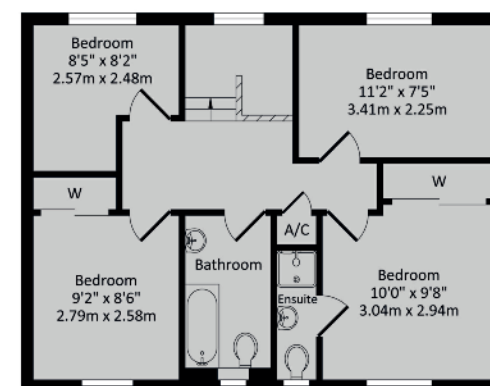
Garage / Study
 295 sq.ft. (27.40 sq.m.) approx.



Ground Floor
 676 sq.ft. (62.80 sq.m.) approx.



First Floor
 509 sq.ft. (47.30 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1480 sq.ft. (137.50 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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