



7 The Leys, Stratford Road, Wroxton, Banbury, Oxon  
OX15 6QW Price £475,000

**Stanbra  
Powell** Estate Agents  
Valuers  
Property Lettings





*A largely extended three bedroom village home.*

**Entrance hallway | Cloakroom | Two large reception areas | Kitchen/dining room | Utility | Ground floor bathroom | Three bedrooms | 96 ft South facing rear garden | Good size driveway | Double glazing**

Located in the highly desirable village of Wroxton is this spacious three bedroom family home. Having been extensively extended the property now offers two large reception rooms as well as a good size kitchen/dining room and 96 ft rear garden.

### Ground Floor

Front door.

**Entrance hallway:** Radiator. Stairs rising to first floor. Cloak cupboard.

**Cloakroom:** Low level WC. Radiator. Tiled flooring. Window to front aspect.

The ground floor **living area** is largely open plan which could be divided into two areas one being an excellent size living area with Hornton Blue stone fireplace and log burner. Radiator. Carpeted. **Second area is a family/dining area** with radiator. Double doors opening onto rear garden. Window to rear aspect. Laminate floor. Two Velux windows allowing an excellent degree of light into the room.

**Kitchen/dining room:** Hornton stone flooring. Range of base and eye level units with laminate worktop. Tile splashbacks. Built-in sink unit. Space and plumbing for dishwasher. Space for cooker with built-in extractor hood above. Space for full size fridge/freezer. Window to front and side aspects. Floor standing boiler re-conditioned in 2023. Access to secondary loft area. Cupboard housing fuse box.

**Utility:** Tiled flooring. Range of base and eye level units with laminate worktop. Space and plumbing for washing machine and dryer. Door leading to side passageway. Window overlooking rear garden.

**Bathroom:** Three piece white suite comprising of panelled bath, wash handbasin and corner shower unit with shower over. Fully tiled walls. Heated towel rail. Laminate tile effect flooring. Two windows to front aspect.

### First Floor

**Landing:** Radiator. Two windows to front aspect. Access to loft. Storage cupboard with built-in shelving.

**Bedroom one:** Excellent size double bedroom. Radiator. Window overlooking rear garden.

**Bedroom two:** Good size double bedroom. Radiator. Window overlooking rear garden. Built-in over stairs storage cupboard with hanging rail.

**Bedroom three:** Good size single room with windows to front and side aspect. Radiator. Airing cupboard housing hot water tank.

### Outside

**Front:** Large gravel driveway for approximately four/five vehicles enclosed by mature trees and close board fencing.

**South facing rear garden:** The garden measures approximately 96 ft in length, enclosed mostly by close board fencing and hedging. Large paved patio area. Gated side access. Wooden shed and further storage shed. Outside tap. Modern plastic oil tank. The garden is mostly laid to lawn with mature trees and shrubs. Well-stocked mature flower bed. Rockery area. Apple tree. Further flower beds to rear of the garden with secluded seating areas. Gated access to rear leading to area which the current owners use for storage/workspace. Two timber sheds one used for storage with patio base, other shed used as workshop with power and light connected. Further area for storage hidden from the main garden.

### Agents Note

Many properties in the area have extended into the loft space creating a bedroom or master suite.

Wroxton is a beautiful conservation village in North Oxfordshire made up of predominantly cottages and farmhouses and the home of Wroxton Abbey. Local amenities in the village include the Wroxton House hotel, church, primary school, sports club, and village hall. More extensive facilities can be found in the market towns of Banbury and Chipping Norton. Mainline train services from Banbury to London (Marylebone) from 55 minutes at peak times.

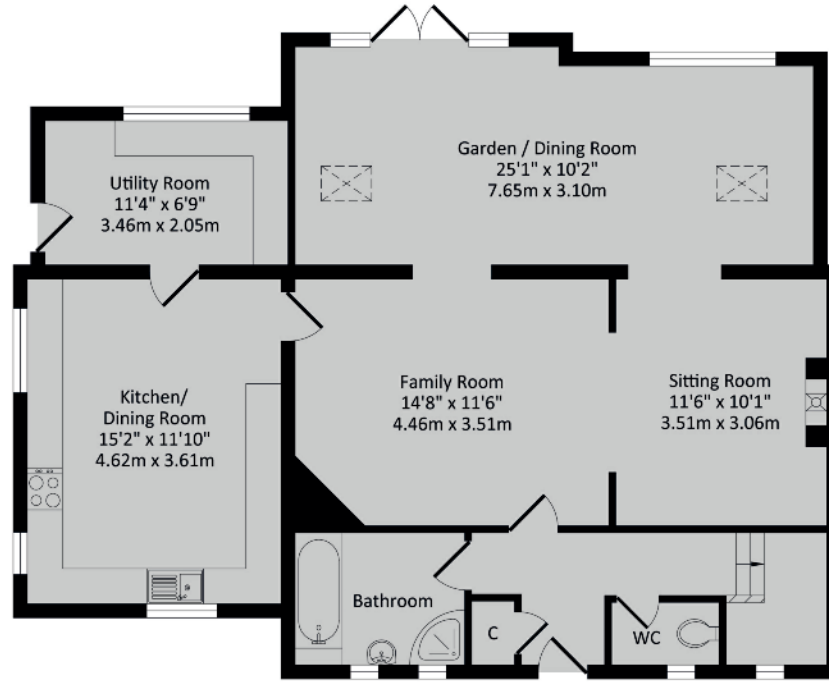
Services: All Council Tax Banding: D  
Authority: Cherwell District Council



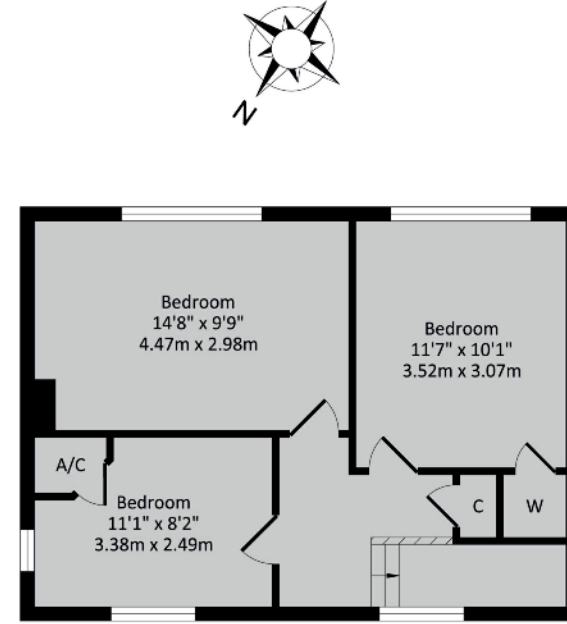




Ground Floor  
 990 sq.ft. (92.0 sq.m.) approx.



First Floor  
 447 sq.ft. (41.50 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	75
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.EPC4U.COM		

TOTAL APPROX. FLOOR AREA 1437 sq.ft. (133.50 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.

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