



8 Brookfield Rise, Upper Tadmarton, Banbury OX15 5SL
£399,950

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





A three bedroom property occupying large plot.

**Entrance hall | Kitchen | Dining room | Living room |
Three bedrooms | Bathroom | Separate WC | Large front
garden | Large rear garden | No onward chain**

Located in the much sought after village of Upper Tadmarton backing onto open farmland, a unique opportunity to purchase this property with great potential. The property occupies a sizeable plot which could be a long term family home and could be extended but also has the potential for a plot at the rear of the garden (subject to necessary planning permissions). Offered for sale with no onward chain.

Ground Floor

Double glazed door.

Entrance hallway: Radiator. Stairs rising to first floor.

Living room: Dual aspect room with double glazed window overlooking front garden. Double glazed sliding doors leading to rear garden. Fireplace with stone surround. Radiator.

Dining room: Double glazed window overlooking front garden. Radiator. Double glazed door leads to side lobby.

Kitchen: Range of base and eye level units with laminate worktop. Built-in sink unit. Space and plumbing for washing machine. Space for under counter fridge and freezer. Built-in oven with 4 ring electric hob and extractor hood above. Radiator. Double glazed window to side aspect. Double glazed window overlooking rear garden. Understairs storage cupboard.

Side lobby: Built of brick construction with wooden double glazed windows and door leading to garden area. Worcester oil boiler.

First Floor

Landing: Access to loft. Double glazed window overlooking rear garden. Radiator.

Bedroom one: Good size double bedroom with double glazed window overlooking front garden. Airing cupboard housing hot water tank. Radiator.

Bedroom two: Double bedroom with double glazed window overlooking front garden. Built-in wardrobe with sliding door. Radiator.

Bedroom three: Single bedroom with double glazed window overlooking rear garden. Radiator.

Separate WC: Low level WC. Vinolay flooring. Double glazed obscured window to rear aspect.

Bathroom: Wash handbasin. Panelled bath with shower attachment over. Tiling to splashback areas. Vinolay flooring. Radiator. Double glazed obscured window to rear aspect.

Outside

Front: Large front garden measuring approximately 55 ft in length, this could be converted to a driveway (subject to necessary planning permission). Enclosed mostly by hedging and wire fence. Pathway to front door.

Rear garden: Measures approximately 160 ft in length. Oil tank. Side access leading to main section of the garden which is mostly laid to lawn with many mature trees and shrubs. Pathway through the middle of the garden. Greenhouse. Rockery. Various outbuildings. Two sheds. The garden is enclosed by wire fencing, panel fencing, trees and bushes.

Gated rear access leading onto side road, which is used as a car park area could be used as access for additional parking.

Agents Note

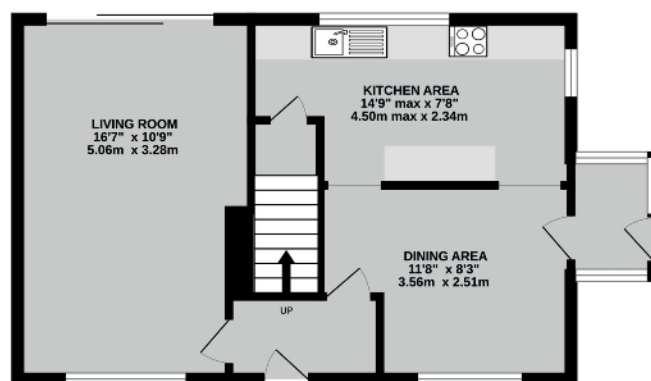
Many properties in this road have extended to the side and rear and into the loft which is a great way to enlarge the property. It is possible that there may be a building plot to the rear of the garden which would need further investigation by the local council, architect and builders.

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

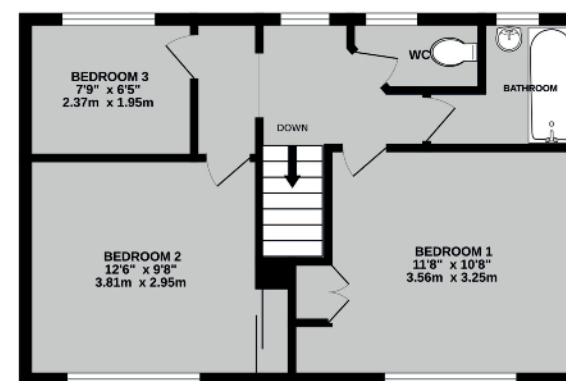




GROUND FLOOR
 441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
 423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 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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