



JOE VIEIRA POWERED BY **exp** TM UK

📞 01295 535 188 / 07796 266 529

@ joe.vieira@exp.uk.com

🌐 joevieira.exp.uk.com

Bourton Road, Banbury, OX16 2DL

£510,000

4 4 2



Freehold:

Bourton Road, Banbury, OX16 2DL

Council Tax: F

JV0032

All The Benefits Of A New Build, Without All The Hassles Of A New Build. The garden's even been landscaped, ready for the whole family to enjoy.

This impressive family home offers four spacious double bedrooms, each fitted with Hammonds wardrobes for ample storage. Two of the bedrooms benefit from en-suite bathrooms, providing both comfort and convenience.

At the heart of the home is a large kitchen/diner, ideal for family living and entertaining, and it's complemented by a generously sized utility room.

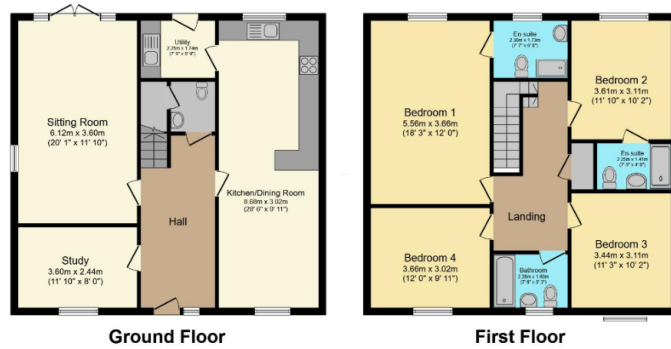
To the front of the property, there's a versatile room that can serve as a formal dining room or home office, while the large living room at the rear provides a perfect space to relax and unwind.

This home must be viewed to fully appreciate its size, quality, and full potential.

When first built in 2020 this would have been bare mud or at best some newly laid turf! Now there's something for everyone to enjoy or sit out and enjoy the sun.

As a family friendly property, it's important to know there's an "Outstanding" local school on your doorstep. The brand new Cherry Fields Primary School was built for the estate and opened in 2020 - it's literally a 1 minute walk away at the end of the road!





Total floor area 157.1 sq.m. (1,691 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focallagent.com



- Detached Property
- Spacious Sitting Room
- Downstairs Study
- Council Tax Band Band F Estimate £3,396
- Property Ref: JV0032
- Four bedrooms, two with en-suites
- Kitchen / Diner
- Garage + Driveway
- No Onward Chain

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.

Registered company number is 12016573. VAT Registration Number is 327 4120 29