



Connells

Elton Road
Banbury

Elton Road
Banbury OX16 9TL

for sale
£400,000



Property Description

Welcome to Elton Road, a beautifully refurbished home in Banbury, finished to an exceptional standard throughout. This stylish and versatile property offers spacious accommodation across two floors, ideal for modern family living.

The ground floor features a generous 23 '9" living/dining room, perfect for entertaining or relaxing.

A well-appointed kitchen/breakfast room opens into a conservatory/boot room, offering practical access to the garden and additional storage. There's also a ground floor double bedroom, ideal for guests or multi-generational living and a downstairs w/c.

Upstairs, the principal bedroom is impressively sized, complemented by a third bedroom and a modern family bathroom.

Outside, the property truly shines with a detached garage and a stunning insulated summer house/aviary—a unique and tranquil retreat for hobbies, relaxation, or even work-from-home use. The generous rear garden completes this exceptional offering.

Entrance Hallway

Access to ground floor rooms and stairs rising to the first floor.

Lounge

11' 4" x 23' (3.45m x 7.01m)

A bright, open-plan space with ample room for both seating and dining zones.

Kichen/Breakfast

12' 1" x 9' 8" (3.68m x 2.95m)

Modern and well-equipped, with space for informal dining.

Downstairs W/C

Conservatory/Boot Room

A practical space for coats, boots, and garden access.

Bedroom Two

12' 10" x 9' 1" (3.91m x 2.77m)

comfortable double bedroom on the ground floor.

First Floor Landing

Hot water; Loft

Bedroom One

11' 4" x 16' 4" (3.45m x 4.98m)

Double glazed window to the front aspect, A spacious principal bedroom with room for wardrobes and seating.

Bedroom Three

9' 1" x 8' 8" (2.77m x 2.64m)

Double glazed window to the rear aspect.
Ideal as a child's room, guest room, or home office.

Bathroom

Double glazed window to the rear aspect;
Shower; low level wc; wash hand basin

Summer House/Aviary

8' 1" x 20' 9" (2.46m x 6.32m)

Insulated and versatile, perfect for hobbies,
relaxation, or workspace.

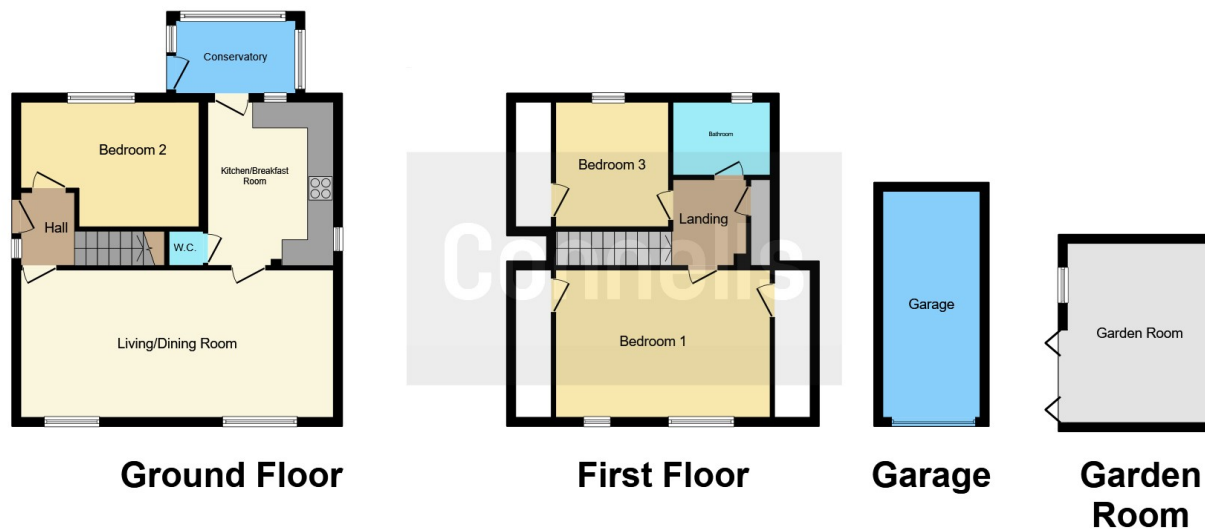
Outside

Driveway for ample parking leading to Garage
and generous and well-maintained gardens,
with space for outdoor entertaining.









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). Powered by www.focalagent.com

To view this property please contact Connells on

T 01295 268 101
E banbury@connells.co.uk

33 Bridge Street
 BANBURY OX16 5PN

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BAN309653



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BAN309653 - 0005