

Connells

Bateman Close
Banbury

Bateman Close
Banbury OX16 9XQ

for sale
£465,000







Property Description

A well presented four double bedroom detached family home, enjoying a south-west Banbury location, beautifully enhanced with a bespoke glass veranda, garage, driveway parking and a wonderfully private west-facing garden.

Situated within the highly regarded Hanwell Fields development on the south-western side of Banbury, this exceptional detached home has been thoughtfully upgraded by the current owners and offers spacious, versatile accommodation finished to an excellent standard throughout.

The welcoming entrance hall provides access to a spacious living room, ideal for both relaxing and entertaining. To the rear of the property is a superb kitchen/dining room, fitted with a comprehensive range of units, integrated appliances and attractive quartz work surfaces, creating a stylish and practical heart of the home. French doors open into a magnificent bespoke glass veranda featuring sliding glass panels, providing an outstanding additional reception and entertaining space that can be enjoyed throughout much of the year.

Further ground floor accommodation includes a useful utility room, cloakroom/WC and excellent built-in storage.

First Floor

To the first floor are four genuine double bedrooms, offering flexibility for growing families and those working from home. The principal bedroom benefits from fitted Hammonds wardrobes and an en-suite shower room, whilst the remaining bedrooms are served by a modern family bathroom. Two further bedrooms also feature quality fitted Hammonds wardrobes, while bedroom three benefits from a bespoke fitted office desk, which is included within the sale.

Storage

One of the standout features of the property is the exceptional storage provision. In addition to multiple storage cupboards throughout the home, the loft has been professionally boarded on raised stilts to help maintain insulation performance whilst providing extensive and easily accessible storage via a loft ladder and hatch.

Outside

Outside, the property enjoys driveway parking leading to a garage fitted with an electric up-and-over door. The beautifully landscaped rear garden is fully enclosed, benefits from gated side access and enjoys a desirable westerly aspect, allowing for afternoon and evening sunshine. Designed with ease of maintenance in mind, it provides the perfect setting for outdoor dining, entertaining and family enjoyment.

Local Area

Bateman Close is situated within the popular Redrow development on the south-western side of Banbury, providing excellent access to local amenities, reputable schools and countryside walks (Salt Way). Nearby facilities include a local convenience store, children's play areas and primary schooling, whilst Banbury town centre offers an extensive range of shopping, leisure and dining facilities. Banbury Railway Station provides direct services to London Marylebone, Oxford and Birmingham, making the location particularly attractive for commuters. The nearby A361 and M40 (Junction 11) offer excellent road links to Oxford, Warwick, Birmingham and beyond.

Anti Money Laundering

Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers.

An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







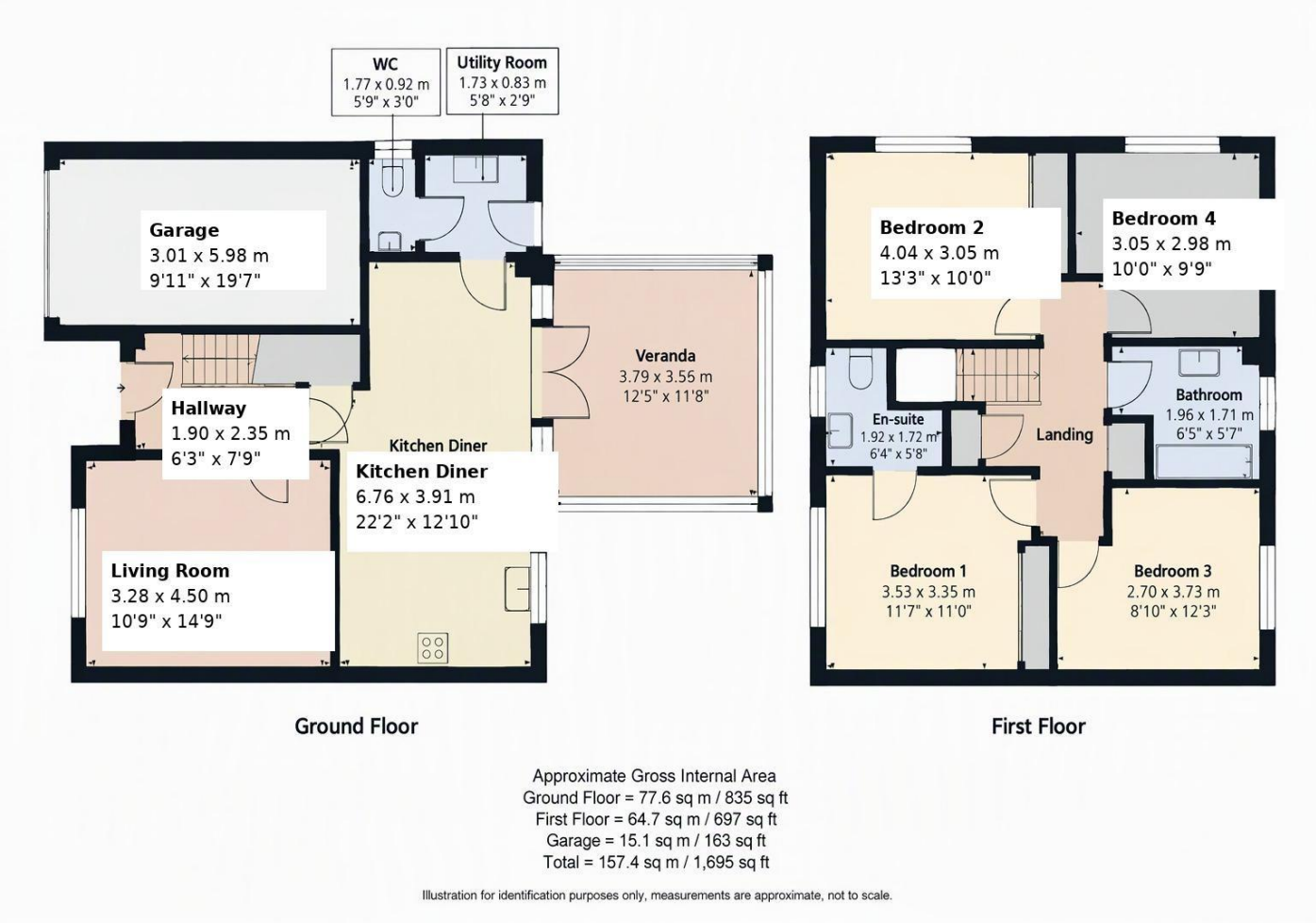












Approximate Gross Internal Area
Ground Floor = 77.6 sq m / 835 sq ft
First Floor = 64.7 sq m / 697 sq ft
Garage = 15.1 sq m / 163 sq ft
Total = 157.4 sq m / 1,695 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

To view this property please contact Connells on

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33 Bridge Street
BANBURY OX16 5PN

EPC Rating: B

Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/BAN310308

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.

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