



Connells

High Acres
Banbury



Property Description

Set within the desirable Cherwell Heights development in South Banbury, this well-maintained three-bedroom semi-detached home offers bright, comfortable living space, a practical layout, and lovely garden views — an ideal choice for families, first-time buyers, or anyone looking to move into a peaceful residential location.

The property features a welcoming entrance hall with ground-floor WC, leading into a spacious double-aspect living room with plenty of natural light. Double doors open to the dining room, which in turn flows through into a charming conservatory overlooking the rear garden, perfect as a second sitting area or relaxation space.

The well-presented kitchen includes modern cabinetry, generous worktop space, and a garden outlook. A side door provides convenient access to the driveway.

Upstairs, the property offers three well-proportioned bedrooms — two generous doubles and a versatile single bedroom ideal as a guest room, nursery, or study. The family bathroom is clean, modern, and fully tiled, with a white suite and shower over the bath.

Outside, the rear garden provides an attractive blend of lawn, decked seating, and mature planting, offering excellent privacy for outdoor dining and entertaining.

A detached storage/garage sits to the side, complemented by a driveway for off-road parking.

This is a beautifully kept home in a fantastic location — viewing is highly recommended.

Entrance Hall

A welcoming entrance hall offering access to the main living spaces, with a useful ground-floor cloakroom and stairs rising to the first floor.

Living Room

A bright and spacious dual-aspect living room featuring a large front window and glazed double doors opening into the dining room. Stylishly presented, it offers an ideal space for everyday family living and relaxation.

Dining Room

A well-proportioned dining room positioned between the living room and conservatory, perfect for family meals or entertaining. The room enjoys good natural light and a pleasant flow through the ground floor.

Conservatory

A lovely garden-facing conservatory providing an additional reception space, ideal as a sitting area, reading room or playroom. French doors open directly onto the rear garden, creating a great indoor–outdoor feel.

Kitchen

A neatly fitted kitchen with modern cabinetry, ample work surfaces and views across the rear garden. There is space for appliances and a side door giving convenient access to the driveway and garden.

Cloakroom / Wc

A handy ground-floor WC with washbasin, positioned off the entrance hall.

First Floor

Bedroom One

A generous double bedroom situated at the front of the property, tastefully presented and offering ample space for wardrobes and bedroom furniture.

Bedroom Two

A second comfortable double bedroom overlooking the rear garden, providing a peaceful and private outlook.

Bedroom Three

A well-sized single bedroom, ideal as a children's room, nursery, home office or dressing room, depending on requirements.

Family Bathroom

A modern and well-kept bathroom featuring a white suite with bath and shower over, complemented by full tiling and contemporary finishes.

Outside

Rear Garden

A beautifully maintained garden with lawn, decked seating area and mature planting. The space offers excellent privacy and is ideal for entertaining, relaxing and family use.

Storage/Garage & Side Port

A detached single storage/garage sits to the rear side of the property. There is parking in front driveway.

Local Area Information

Cherwell Heights is one of Banbury's most sought-after residential neighbourhoods, known for its quiet streets, family-friendly feel, and strong sense of community.

Positioned on the southern side of the town, it offers an attractive balance of suburban living with excellent convenience, making it ideal for buyers looking for both comfort and accessibility.

The shopping parade on Chatsworth Drive in Cherwell Heights offers a convenient range of local amenities. The anchor store is Your Co-op Food, providing daily groceries and essentials, alongside Cherwell Heights Dental Care for health services. For dining and takeaways, the parade features Q Fish Chatsworth, a popular fish and chip shop, and Wai Lam House, which offers a traditional Chinese menu. Complementing these shops is The Chatsworth pub, which serves as a community hub for food, .

Larger supermarkets such as Morrisons, a short walk away whilst Sainsbury's, Waitrose and the Banbury Gateway Retail Park are just a short drive away, providing ample options for everyday shopping.

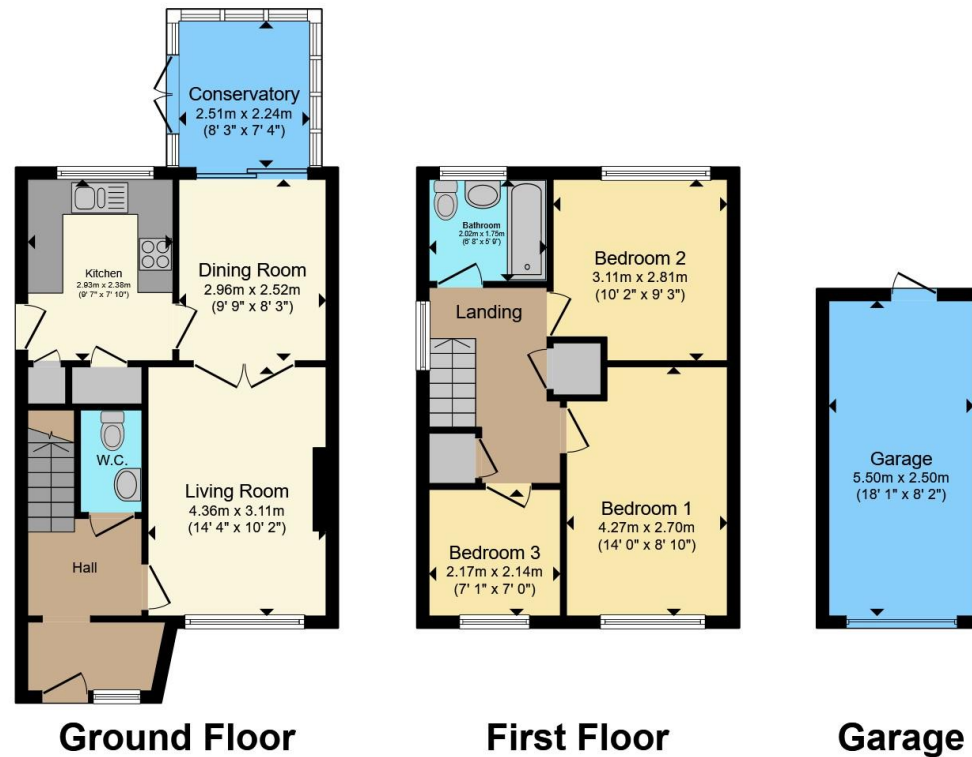
Nearby parks and green spaces offer pleasant routes for walking, cycling, and outdoor activities.

Cherwell Heights is well served by respected local schools, with primary and secondary education available nearby, making it a particularly popular choice for families.









Total floor area 98.7 m² (1,062 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). Powered by www.propertybox.io



To view this property please contact Connells on

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33 Bridge Street
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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