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## 12 Claydon Close , Banbury, OX16 2DB

Tucked away on a quiet corner plot within a small off-shoot cul-de-sac, this beautifully presented modern four double bedroom detached family home offers stylish, well-balanced living in one of Banbury's most convenient residential settings.

Positioned away from the main road within a select enclave of just a handful of homes, the property enjoys a peaceful, private feel while remaining exceptionally well connected.

The ground floor has been thoughtfully designed for modern family life. A welcoming entrance hall sets the tone, leading to a dedicated study—ideal for home working—along with a guest WC. The lounge is a calm and comfortable retreat, enhanced by French patio doors that open directly onto the rear garden, perfect for both everyday living and entertaining.

The centrepiece of the home is the impressive front-to-back kitchen/diner, finished with sleek high-gloss white cabinetry, integrated appliances and generous dining space—creating a

**Guide price £485,000**

# 12 Claydon Close

, Banbury, OX16 2DB



- Modern detached family home occupying a desirable corner plot
- Contemporary four-piece family bathroom
- Impressive front-to-back kitchen/diner with high-gloss white units and integrated appliances
- Enclosed rear garden with patio and lawn, perfect for entertaining and family life
- Four genuine double bedrooms, ideal for families or flexible living
- Welcoming entrance hall with guest WC and separate study
- Separate utility room with direct access to the garden
- Principal bedroom with en-suite shower room
- Spacious lounge with French doors opening onto the rear garden
- Extensive driveway parking leading to a detached single garage

## Entrance Hall

6'4" x 6'2" (1.94 x 1.89)

## Guest WC

5'1" x 2'11" (1.56 x 0.89)

## Lounge

18'3" x 10'11" (5.58 x 3.35)

## Study

10'11" x 5'2" (3.35 x 1.59)

## Kitchen/Diner

16'7" x 8'7" (5.08 x 2.62)

## Utility Room

9'3" x 6'3" (2.84 x 1.91)

## Bedroom One

13'8" x 11'2" (4.19 x 3.42)

## En-Suite

6'3" x 5'7" (1.92 x 1.72)

## Bedroom Two

12'10" x 8'11" (3.93 x 2.72)

## Bedroom Three

10'8" x 8'11" (3.27 x 2.72)

## Bedroom Four

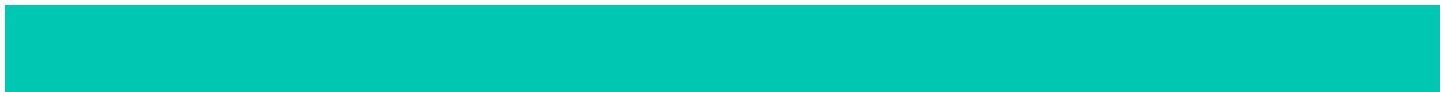
9'10" x 8'10" (3.00 x 2.70)

## Bathroom

8'7" x 8'0" (2.63 x 2.45)



## Directions

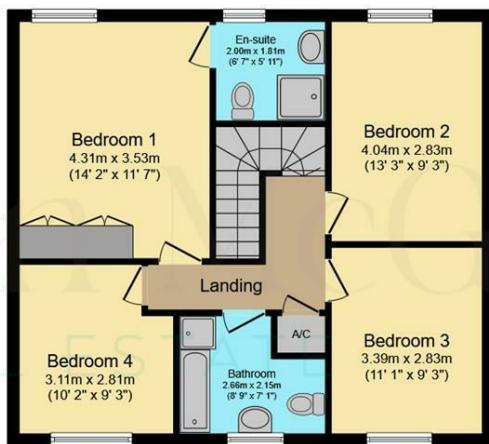


## Floor Plan



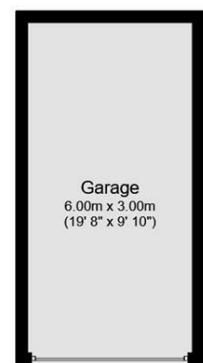
**Ground Floor**

Floor area 62.8 sq.m. (676 sq.ft.)



**First Floor**

Floor area 63.1 sq.m. (679 sq.ft.)



**Garage**

Floor area 18.0 sq.m. (194 sq.ft.)

**Total floor area: 143.8 sq.m. (1,548 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	93	
(81-91) B	85	
(70-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(70-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	