



**Connells**

Winter Gardens Way  
Banbury



## Property Description

This attractive townhouse is arranged over three floors and provides flexible living space ideal for modern family life.

On the ground floor, the property is entered via a welcoming large entrance hall with useful storage. There is a versatile reception room to the front, ideal as a 2nd lounge, home office or playroom, alongside a spacious kitchen/diner to the rear. The kitchen is fitted with a range of wall and base units, work surfaces and integrated appliance, with direct access to the garden. A separate utility room and cloakroom complete the ground floor.

The first floor offers a generous lounge, providing an excellent living space with good natural light. The principal bedroom is also located on this floor and benefits from built-in storage and an en-suite shower room.

On the second floor, there are two further well-proportioned double bedrooms, served by a family bathroom fitted with a three-piece suite.

Outside, the property enjoys a private rear garden, ideal for relaxing or entertaining. To the Right hand side there is access to a single garage with additional parking.

## Local Area - Hanwell Fields

Hanwell Fields is a popular residential development on the northern side of Banbury,

well regarded for its family-friendly environment and convenient access to amenities.

The property is ideally positioned within walking distance of the local neighbourhood centre, which offers a range of everyday shops and services. A Sainsbury's Local is also located nearby, providing convenient grocery shopping.

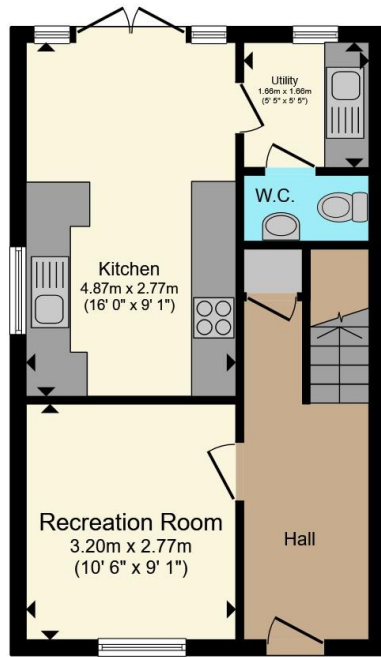
Additional amenities include takeaways, convenience stores and other essential services.

Banbury town centre is a short drive away, offering a wider selection of retail, dining and leisure facilities, as well as mainline rail links to London Marylebone and Birmingham. The area also benefits from good road connections via the M40 (Junction 11).

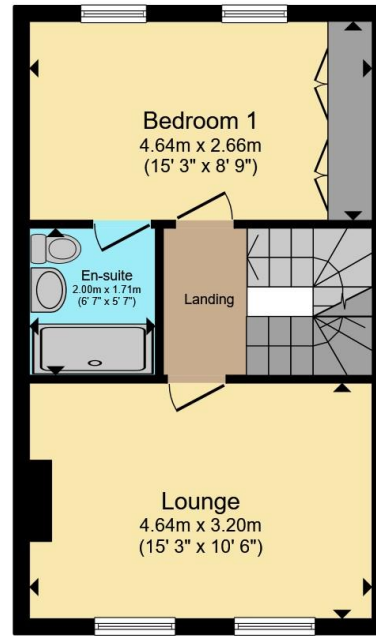




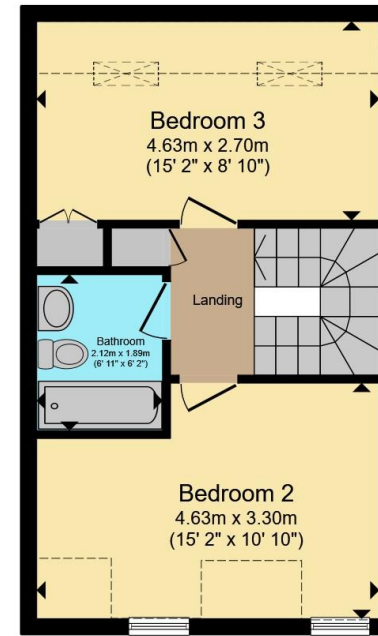




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 112.7 m<sup>2</sup> (1,214 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](http://www.propertybox.io)



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EPC Rating: C Council Tax  
Band: D

Tenure: Freehold

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Property Ref: BAN310062 - 0003