



69 Foscote Rise, Banbury, Oxon OX16 9XS
'Guide Price' £450,000 Freehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





An extended and well-presented four-bedroom detached family home, situated within a sought-after cul-de-sac on the south side of Banbury. The property offers versatile and well-balanced accommodation, including three reception areas, a re-fitted kitchen/breakfast room, utility, and study. There are four bedrooms, with the principal bedroom benefiting from a dressing area, alongside a family bathroom and separate shower room. Externally, the property enjoys ample driveway parking and a landscaped rear garden with useful outbuildings, including an insulated cabin ideal for a home office or gym. Conveniently located for access to the town centre, railway station, and local amenities.

Entrance hallway/Downstairs cloakroom/Living room/Dining room/Study/Kitchen/breakfast room/Garden room/Utility room/Four bedrooms/Dressing area to main bedroom/Family bathroom/Separate shower room/Boarded loft spaces with ladder access/Landscaped rear garden/Driveway

Entrance Hallway

Accessed via a composite front door, featuring wood flooring, stairs rising to the first floor, and useful understairs storage.

Cloakroom

Fitted with a two-piece suite comprising WC and wash hand basin with storage beneath, heated towel rail, and an obscured window to the side aspect.

Living Room

A well-proportioned reception room with a bay window to the front aspect and a feature gas fireplace.

Dining Room

Converted from the former garage, creating a versatile additional reception space with a front aspect window and underfloor heating.

Study

A practical room ideal for home working, featuring a light tunnel and underfloor heating.

Kitchen/Breakfast Room

Fitted with a range of solid wood units complemented by granite worktops, incorporating a sink unit, space for appliances, and built in extractor hood. Tiled flooring with underfloor heating, and open access to the garden room. A water softener and drinking water filter are installed beneath the sink.

Garden Room

A solid-roof extension providing additional living space, with underfloor heating, tiled flooring, and windows that overlook the garden. Double doors open directly onto the rear patio.

Utility Room

Fitted with storage units, sink, and space and plumbing for appliances. Tiled flooring with underfloor heating and access through to the study.

First Floor Landing

Access to two loft spaces—serving both the main house and the extension—each boarded and fitted with ladder access and lighting. Airing cupboard housing the hot water tank.

Bedroom One

A double bedroom overlooking the rear garden, with access to:

Dressing Area

Fitted with sliding wardrobes and an additional rear aspect window.

Bedroom Two

A further double bedroom with a window to the front aspect.

Bedroom Three

Double bedroom with a window to the front aspect.

Bedroom Four

A well-proportioned single bedroom featuring a built-in bed over the stairs and a front aspect window.

Family Bathroom

Fitted with a three-piece suite comprising a P-shaped bath with shower over, WC, and wash hand basin with storage. Fully tiled walls and flooring.

Shower Room

Comprising a shower cubicle, WC, and wash hand basin with storage. Fully tiled and fitted with a heated towel rail.

Outside

Front

Driveway providing off-road parking for multiple vehicles, with a combination of tarmac and shingled areas. Pathway leading to the front door and covered porch. Fitted with a Type 2 electric vehicle charging point.

Rear Garden

A landscaped and enclosed rear garden designed for low maintenance, featuring a large patio area, shingled sections, and planted borders. To the rear are two outbuildings: a substantial storage shed with power and lighting, and an insulated timber cabin, also with power, ideal for use as a home office or gym.

Agents Note

The current owners have installed 10 solar panels along with a 7.5kWh battery storage system.

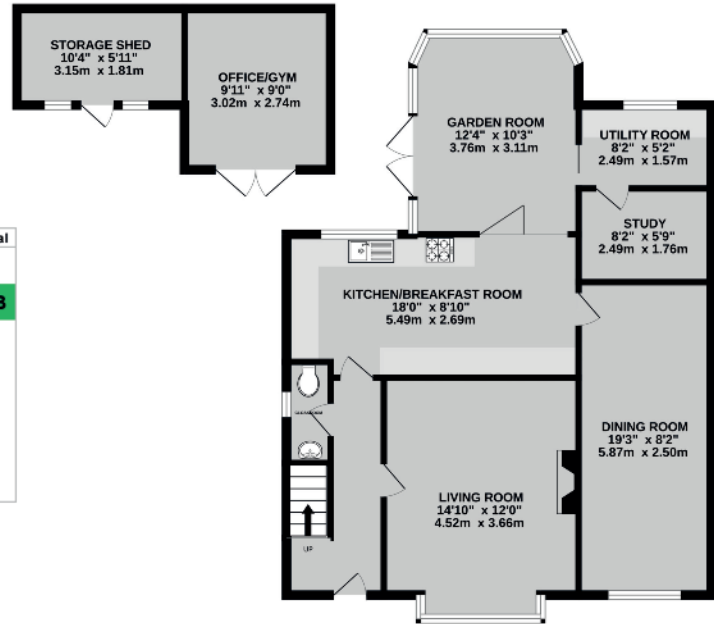
All windows and doors are UPVC double glazed throughout.



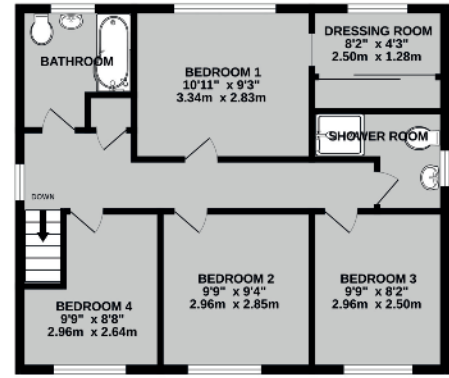




GROUND FLOOR
 928 sq.ft. (86.2 sq.m.) approx.



1ST FLOOR
 581 sq.ft. (54.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 1509 sq.ft. (140.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services: All Council Tax Banding: E
 Authority: Cherwell District Council

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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