



**Connells**

Austin Drive  
Banbury



## Property Description

Set within a popular and well-established residential area close to Banbury Town Centre, this thoughtfully improved four-bedroom detached home offers modern family living with exceptional versatility.

The current owners have significantly upgraded the layout, creating a spacious open-plan kitchen/dining area ideal for entertaining, as well as adding a superb ground-floor double bedroom with its own contemporary ensuite — perfect for guests, multi-generational living, or anyone needing single-level accommodation.

The property enjoys a generous frontage, driveway parking for several vehicles. Inside, the accommodation includes a welcoming entrance hall, a comfortable front-to-back living room, the impressive open-plan kitchen/diner with French doors to the conservatory, plus the ground-floor bedroom with ensuite.

Upstairs are three further well-proportioned bedrooms and a modern family bathroom. Outside, the south-facing rear garden offers a high degree of privacy, with a raised patio area ideal for outdoor dining and steps down to a lawned garden.

A stylish, flexible home in a highly convenient location — early viewing is strongly recommended.

### Entrance Porch

Covered entrance with door into the hallway; ideal for coats and shoes.

### Entrance Hall

Welcoming hallway with stairs to first floor and access to all ground-floor rooms; under-stairs storage.

### Lounge

14' 8" x 11' ( 4.47m x 3.35m )  
Bright and comfortable front-facing lounge with ample space for family seating and a pleasant open flow towards the kitchen/diner.

### Kitchen/Diner

22' 7" x 9' 7" ( 6.88m x 2.92m )  
A superb open-plan space created by the current owners, offering modern cabinetry, generous work surface space, integrated appliances and room for a family dining table. French doors lead directly into the conservatory, maximising natural light and garden connection.

### Conservatory

9' 1" x 8' 3" ( 2.77m x 2.51m )  
A great additional reception area overlooking the garden, ideal as a sun room or reading space; doors to rear garden.

### **Bedroom Four (ground Floor)**

12' 4" x 7' 6" ( 3.76m x 2.29m )

A fantastic addition to the home — a comfortable double bedroom on the ground floor, ideal for guests, older family members, or use as a home office.

### **Ensuite To Bedroom Four**

Modern shower room with smart tiling, WC, wash basin and shower enclosure.

### **First Floor**

#### **Landing**

#### **Bedroom One**

11' 10" x 10' 5" ( 3.61m x 3.17m )

Generous main bedroom with front aspect and built-in storage recess.

#### **Bedroom Two**

12' 7" x 10' ( 3.84m x 3.05m )

A spacious double bedroom overlooking the rear garden.

#### **Bedroom Three**

9' 3" x 7' 3" ( 2.82m x 2.21m )

Good-sized single bedroom or study with front aspect.

### **Family Bathroom**

Well-presented modern family bathroom comprising bath with shower over, wash basin and WC.

### **Outside**

### **Front Garden & Driveway**

Excellent frontage with lawned area and a long driveway providing multiple parking spaces.

### **Rear Garden**

A sunny and private south-facing garden with a raised patio area ideal for dining, leading down to a lawn enclosed by mature borders.

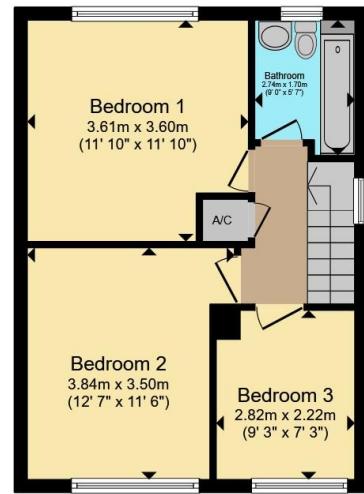
### **KEY FEATURES**

- Four-bedroom detached family home
- Modernised layout including open-plan kitchen/diner
- Ground-floor double bedroom with contemporary ensuite
- Spacious living room with front aspect
- Three first-floor bedrooms and modern bathroom
- Generous driveway
- South-facing, private rear garden
- Ideal for flexible or multi-generational living





**Ground Floor**



**First Floor**

Total floor area 104.0 m<sup>2</sup> (1,120 sq.ft.) approx

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**Connells**

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EPC Rating: D    Council Tax  
Band: C

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Tenure: Freehold



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Property Ref: BAN309835 - 0003