



12 Towns Field, Banbury, Oxon OX16 1HS
Guide Price £499,950 Freehold

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





Impressive four bedroom detached family home.

Entrance hallway | Cloakroom/WC | Living room | Kitchen/dining room | Study/dining/playroom | Master bedroom with dressing area and en-suite | Three further bedrooms | Family bathroom | Pleasant rear garden | Driveway | Garage | No onward chain.

Built by Taylor Wimpy in 2021, this four bedroom detached family home offers spacious accommodation, including large living room, kitchen/dining room, as well as a formal dining room which could also be used as a study or playroom. Four good sized bedrooms on the first floor with an en-suite to master, and a family bathroom. A pleasant garden with a driveway and garage to the side of the property. The property is offered for sale with no onward chain.

Ground Floor

Entrance via composite door to entrance hallway.

Entrance hallway: Amtico flooring. Stairs to first floor. Radiator. UPVC double glazed window overlooks the rear garden. Good size understairs storage cupboard.

Living room: Excellent sized living area with UPVC double glazed windows to the front aspect. Double glazed double doors opening up onto rear patio. Two radiators. Impressive media wall. Sunken spotlights.

Dining room: Could be used as a study or playroom with UPVC double glazed windows to front and side aspects. Radiator. Sunken spotlights.

Cloakroom/WC: Two piece white suite comprising low level WC and washhand basin. Amtico flooring. Radiator. UPVC double glazed obscured window to the side aspect. Spotlights. Extractor.

Kitchen/dining/family room: Range of modern base and eye level units with laminate worktop. Built-in stainless steel sink unit. Built-in appliances include 4 ring induction hob with extractor hood above, dishwasher and fridge/freezer. Radiator. Cupboard housing washing machine. Cupboard housing boiler. There are windows to the side aspect and overlooking the rear garden. Amtico flooring throughout. Dining area has space enough for a large table and chairs. UPVC double glazed window to the side aspect. Radiator. Double doors opening up onto rear patio. Cupboard housing fuse box.

First Floor

Large landing area: Radiator. UPVC double glazed window overlooks the rear garden. Airing cupboard housing hot water tank. Spotlights.

Master bedroom: Large room with UPVC double glazed windows overlooking rear garden and to the side aspect. **Dressing area** with plenty of space for a large wardrobe. Radiator.

En-suite: Three piece white suite comprising low level WC, wash handbasin and double shower cubicle with bar shower over. Wall mounted heated towel rail. UPVC double glazed obscured window to the side aspect. Spotlights. Extractor fan.

Bedroom two: Large double bedroom with UPVC double glazed window to the front aspect and UPVC double glazed window overlooking rear garden. Radiator.

Bedroom three: Double bedroom with UPVC double glazed windows to front and side aspect. Radiator. Access to loft.

Bedroom four: A good size single room with UPVC double glazed window to the front aspect. Radiator. Overstairs storage cupboard.

Bathroom: Three piece white suite comprising low level WC, washhand basin, and bath with Bar shower over. Tiling to splashback areas. Wall mounted heated towel rail. UPVC double glazed obscured window to the side aspect. Spotlights. Extractor fan. Wall mounted heated towel rail.

Outside

Front: Steps leading to the front door and a canopy porch. Flanked either side by areas laid to shingle and flower borders.

Driveway: Driveway for two vehicles. Tandem leading up to the garage. Electric car charging point.

Rear garden: Enlarged patio area. The rest of the garden is mostly laid to lawn which stretches around the house. Gravelled seating area, part of the patio has been covered by a pergola. Outside tap. Gated side access. The garden is enclosed by a timber panel fencing and brick wall. Powerpoint to the rear. Outside lighting.

Brick built single garage with metal up and over door. Power and light connected, ample storage into the roof space.

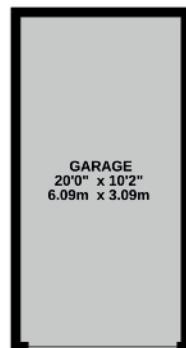
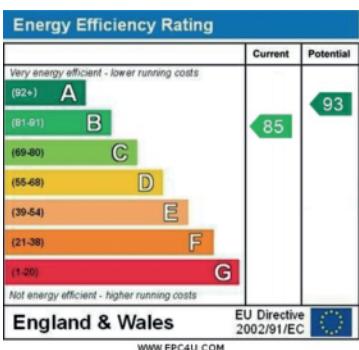
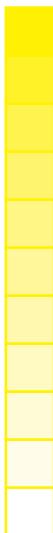
Agents Note

Service charge: £195.26 annually.

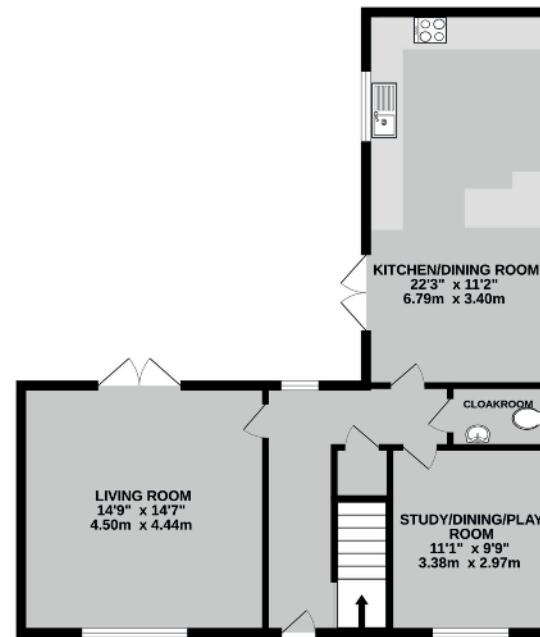
Services: All Council Tax Banding: E
Authority: Cherwell District Council



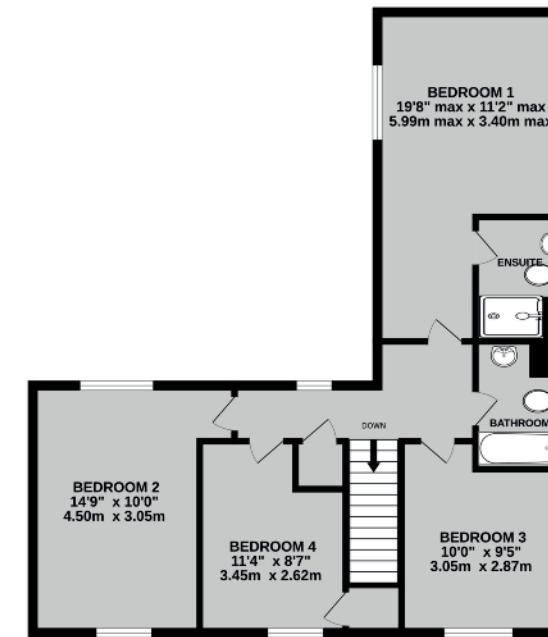




GROUND FLOOR
920 sq.ft. (85.5 sq.m.) approx.



1ST FLOOR
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 1631 sq.ft. (151.5 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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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



5/6a Horsefair, Banbury,
Oxon OX16 0AA

t: 01295 221100

e: post@stanbra-powell.co.uk



stanbra-powell.co.uk

