



9 Dorchester Grove, Banbury, Oxon OX16 0BD
Guide Price £350,000 Freehold

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings

Three bedroom detached family home located in a quiet cul-de-sac

Entrance hallway | Living room | Kitchen/dining room | Three bedrooms | Bathroom | Garage | Pleasant rear garden | Driveway | No onward chain

Located in this much sought after cul-de-sac, to the west of Banbury, is this detached three bedroom family home. The property benefits from large dual aspect living room with views over Crouch Hill, a kitchen/dining room, three well proportioned bedrooms and bathroom, as well as a good size rear garden, garage and driveway. The property has been well maintained by the current owner, but would now benefit from updating. This property is offered for sale with no onward chain.

Ground Floor

Covered carport area.
Entrance via double glazed door to entrance hallway.

Entrance hall: UPVC double glazed obscured window to front aspect. Radiator. Stairs rising to first floor. Understairs storage cupboard.

Living room: Dual aspect. Space for gas fire (currently not used) with the stone surround. Two radiators. UPVC double glazed window overlooks the rear garden. UPVC double glazed window to front aspect overlooking Crouch Hill.

Kitchen/dining room: Dining area with radiator. UPVC double glazed window and double doors opening onto rear patio. Kitchen has a range of base and eye level units. Laminate worktop. Tiling to splashback areas. Built-in four ring gas hob. Oven with extractor hood above. Stainless steel sink unit. Double glazed window to the side aspect. Further built-in storage cupboards. Wall mounted metal fuse box.

First Floor

Landing: UPVC double glazed window to front aspect. Access to the loft via pull down ladder, light and boarding. Airing cupboard which houses the hot water tank and additional shelving.

Bedroom one: Good sized double bedroom with built-in wardrobes. Radiator. UPVC double glazed window overlooking the rear garden.

Bedroom two: Good sized double bedroom with built-in wardrobes. Radiator. UPVC double glazed window overlooking rear garden.

Separate WC: Low level WC. UPVC double glazed obscured window to side aspect.

Bathroom: Two piece suite comprising low level WC and washhand basin. Tiling to splashback areas. UPVC double glazed obscured window to side aspect. Radiator.

Bedroom three: Single bedroom with UPVC double glazed window to front aspect. Radiator.

Outside

Front: Mostly laid lawn with a **block paved driveway** for approximately two vehicles, which leads to the garage. Outside tap. Mature trees and bushes.

Rear garden: Larger an average rear garden, mostly laid to lawn with flower borders, patio area at the rear. Further patio area. The garden is enclosed mostly by timber panel fencing, has a side storage area which runs the depth of the house and also an access door to the garage.

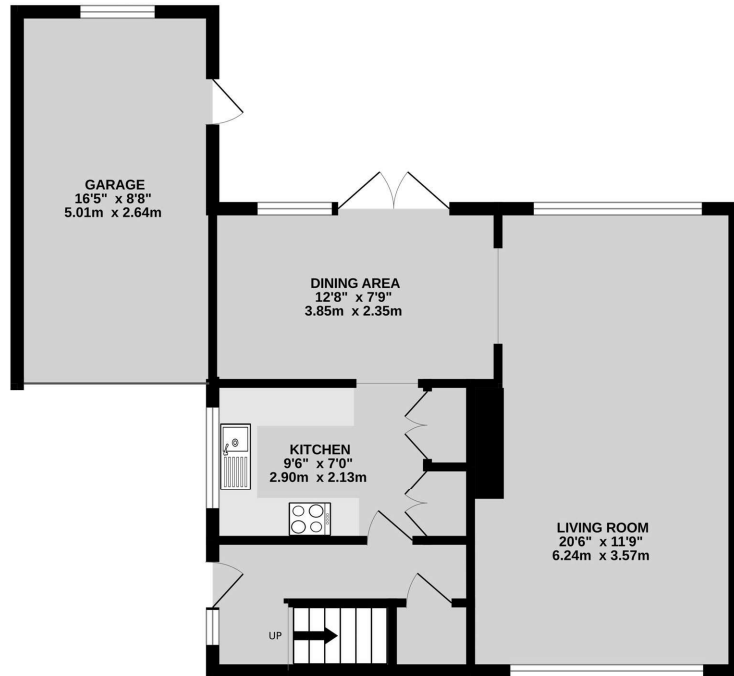
Garage: Single brick built garage with metal up and over door. Power and light connected. Double glazed window overlooking the garden.

Services: All Council Tax Banding: D
Authority: Cherwell District Council
Directions: From Banbury Cross proceed west along West Bar, continue into the Broughton Road and upon leaving town, take the last right turn into Balmoral Avenue and Dorchester Grove is on the right.

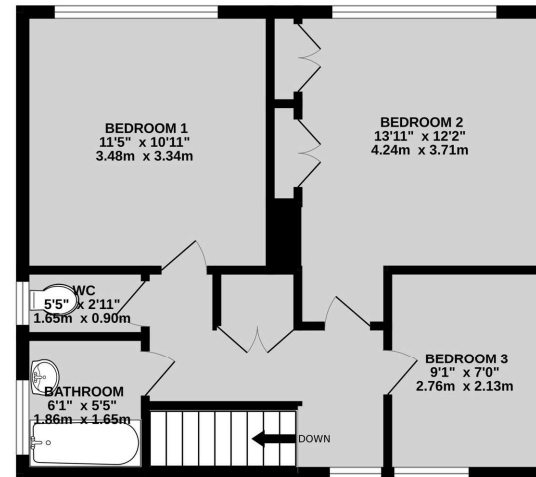




GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.

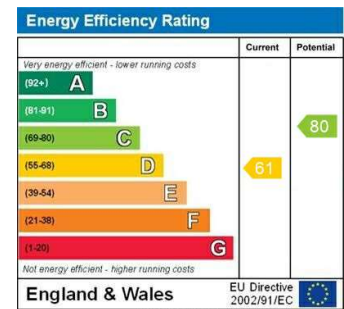


1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 1079 sq.ft. (100.3 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

