





Property Description

Situated in a desirable cul-de-sac on Laburnum Close, this substantial link-detached four-bedroom home offers an abundance of flexible living space and represents a fantastic opportunity for buyers seeking a well-kept property they can update to suit their own style.

The ground floor features a welcoming entrance hall leading to a generously sized 22ft living room, complete with an impressive stone-built fireplace and dual-aspect windows. The adjoining dining room offers an ideal setting for family meals and entertaining, with direct access into the bright conservatory, which overlooks the beautifully maintained rear garden.

The kitchen/breakfast room provides ample storage, worktops and space to dine, whilst a separate ground floor shower room adds practicality for busy households and visiting guests.

Upstairs, the home offers four well-proportioned bedrooms, including a spacious master. A large family bathroom completes the first floor.

Externally, the property benefits from a private driveway with parking for multiple vehicles, an attached garage, and a delightful rear garden with patio area, well-established borders and plenty of room for outdoor dining and relaxation.

Offered in well-presented condition yet with clear scope for modernisation and improvement, this is an ideal home for families, upsizers or those looking to create something special in a sought-after residential setting.

Local Area Information

Laburnum Grove is located within the Calthorpe and Easington area of Banbury, one of the town's long-established and well-regarded residential neighbourhoods. The street sits among quiet, tree-lined roads with a mixture of well-maintained semi-detached and detached homes, giving the area a settled suburban feel that is particularly popular with families and professionals. The neighbourhood is also classified as "semi-detached suburbia / suburbanites", reflecting its stable community and predominance of owner-occupied properties.

Residents benefit from excellent access to amenities. The area is very well served for schooling, with The Grange Community Primary School just around 500 yards away and Blessed George Napier Catholic School & Sixth Form approximately 790 yards from the street. Healthcare facilities are also close at hand, including Hightown Surgery at about 810 yards and Foscote Hospital less than a mile away, providing both convenience and reassurance for families and older residents alike.

Transport links are another strong feature of the location. Several bus stops on Oxford Road and Beaconsfield Road sit within

roughly 150–200 metres of Laburnum Grove, ensuring easy local connectivity. Banbury Railway Station is around 1.7km away, offering direct services to Oxford, Birmingham, London Marylebone and other key destinations, making the area ideal for commuters. The postcode also falls within the Banbury Travel-to-Work Area, supporting practical commuting patterns

The neighbourhood enjoys strong access to day-to-day amenities. Local shops, cafés and convenience stores along Oxford Road are within easy reach, and the wider town centre, supermarkets, parks and leisure facilities are all close by. As part of Banbury's established urban area, Laburnum Grove benefits from excellent services and infrastructure that support comfortable everyday living.

Overall

Overall, Laburnum Grove offers a peaceful, well-connected and amenity-rich setting. Its combination of quiet residential character with close proximity to schools, healthcare, transport options and town-centre facilities makes it a highly desirable area within Banbury.

Anti Money Laundering

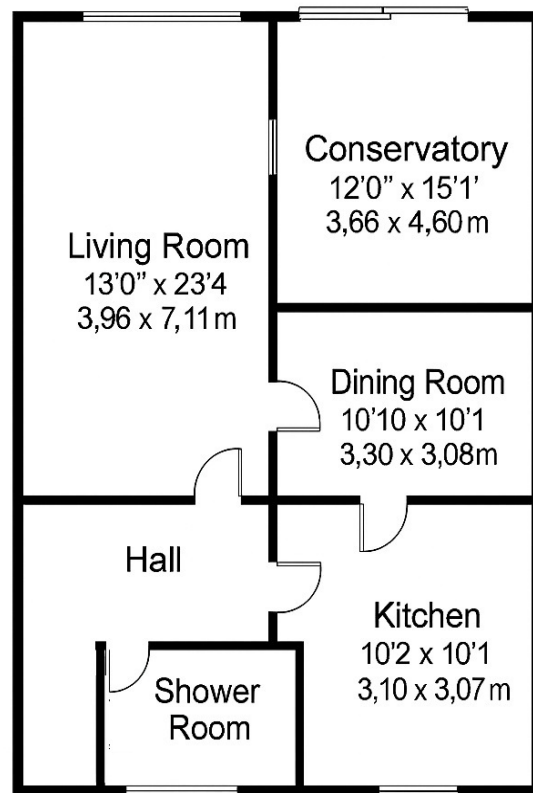
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An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-

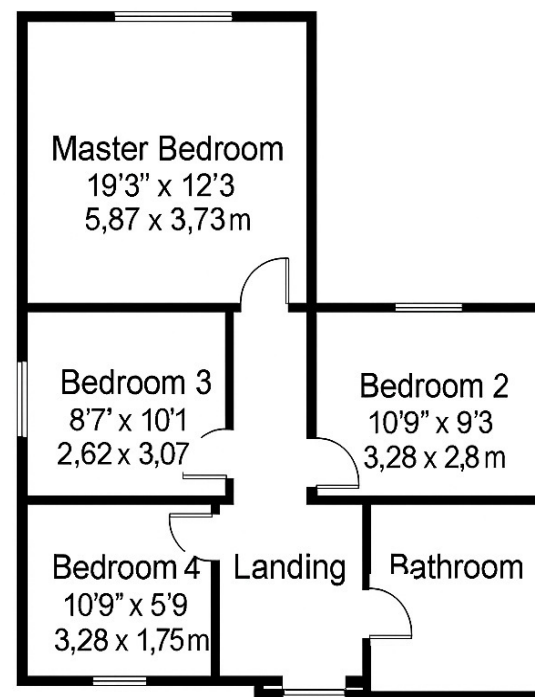
money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor



1st Floor

To view this property please contact Connells on

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33 Bridge Street
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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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