



20 Round Close, Adderbury, Banbury, Oxon OX17 3EP
Guide Price £350,000 Freehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





Two bedroom semi-detached village home.

Entrance porch | Entrance hallway | Downstairs shower room | Living room | Kitchen/dining room | Conservatory | Outbuilding | Two large double bedrooms | Bathroom | 110 ft rear garden | Potential to extend subject to necessary planning permissions | Large front garden | No onward chain

Located in the heart of Adderbury along a quiet country lane is this two bedroom semi-detached home. The property benefits from downstairs shower room, living room, kitchen/dining room, conservatory, two large double bedrooms, bathroom as well as a 110 ft rear garden and large front garden. This property is offered for sale with no onward chain.

Ground Floor

Entrance via UPVC double glazed door to entrance porch.

Entrance porch: Tiled flooring. Door to main hallway, door to downstairs shower room.

Shower room: Three piece white suite comprising low level WC, washhand basin and double shower cubicle. Tiling to splashback areas. Radiator. Tiled flooring. Obscured double glazed window to front aspect.

Entrance hallway: Stairs rising to first floor. Radiator. Under stairs storage cupboard.

Living room: Dual aspect room. Two radiators. Chimney breast. UPVC double glazed window overlooks the front garden and window to rear overlooks the garden.

Kitchen/dining room: Range of base and eye level units. Laminate effect worktop. Built-in stainless steel sink unit. Built-in oven, 4 ring electric hob, extractor hood above. Space for washing machine and under counter fridge. Wall mounted Worcester boiler. UPVC double glazed window overlooking rear garden and another to the side aspect. UPVC double glazed door leads to outbuildings. Wall mounted cupboard housing fuse box.

Outbuilding/Conservatory area: Built of UPVC and brick construction with door leading to the side passageway. Large storage area with Crittall metal window to the rear aspect, door in the main outbuilding to the garden.

First Floor

Landing: UPVC double glazed window overlooking the front garden. Doors to all first floor accommodation. Access to loft. Airing cupboard housing hot water tank.

Bedroom one: Large double bedroom with UPVC double glazed window overlooking rear garden. Radiator.

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

Bathroom: Three piece white suite comprising low level WC, washhand basin and panel bath with shower attachment over. Tiling splashback areas. UPVC double glazed obscured windows to the front aspect.

Outside

Front: Large front garden measuring approximately 44 ft long. Shared steps leading to pathway to front door. Small shingle area, side access. Side passageway is approximately 13 ft wide, offering great potential to extend to the side of the property, subject to necessary planning permission.

Rear garden: Measuring approximately 110 ft in length, stepping out onto a pathway, small lawn area, pathway leads to side access. Shared staircase leads to the main part of the garden which is mostly laid to lawn with many mature flowers, shrubs and bushes. The garden is partly enclosed by hedging and wire fencing.

Agent's Note

Many properties in the road have extended or converted the loft area. This could be a great option to make the most of the property long term, subject to necessary planning permissions.

Adderbury

The popular village of Adderbury to the South of Banbury offers a range of amenities including public houses, primary school and a tennis and squash club. Warriner secondary school can be found in the nearby village of Bloxham. Further amenities can be found in Banbury with access to Junction 11 M40 and railway station.

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







GROUND FLOOR
 617 sq.ft. (57.3 sq.m.) approx.

1ST FLOOR
 412 sq.ft. (38.2 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	64	72
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epcau.com		

TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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.

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