



23 Arbury Close, Banbury, Oxon OX16 9TE  
£375,000 Freehold

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





*Enlarged semi detached house enjoying favoured cul-de-sac location and occupying a larger than average plot.*

Entrance porch | Entrance hall | Living room | Separate dining room | Kitchen/Breakfast room | Rear lobby | Cloakroom | Three first floor bedrooms | Bathroom | UPVC double glazing | Gas central heating | Garage and ample parking

Located on the popular Bodicote chase development, a well presented three bedroom semi detached house within close proximity of many amenities including popular primary and secondary schools, shops bus routes and country park.

**Ground Floor**

Front door.

**Entrance porch:** Parquet flooring. Door through to;

**Hallway:** Stairs rising off to first floor. Door through to;

**Living room:** Boxed bay window to front aspect. Feature fireplace.

**Dining Room:** Window overlooking garden. Useful under stairs storage cupboard. Tiled flooring. Underfloor heating.

**Kitchen/Breakfast room:** Kitchen area comprising of black composite sink unit and drainer. Comprehensive range of light oak fronted wall and base units. Ample work surfaces. Tiling to splashback areas. Free space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Further work surface with free space under. Small breakfast bar. Integrated four ring electric hob with stainless steel canopy extractor. Stainless steel double oven and grill. Window to side aspect. Vinyl flooring. Window overlooking garden.

**Lobby** with tiled flooring.

**Cloakroom:** White suite comprising of low level WC and pedestal hand basin. Tiling to splashback areas. Tiled flooring.

**First Floor**

**Landing:** Access to insulated and boarded loft via pull down ladder. Light also connected. Cupboard housing Worcester Bosch gas combination boiler installed in 2024.

Two double bedrooms both with fitted wardrobes.

Bedroom three single bedroom to front aspect.

**Bathroom:** Recently installed, contemporary white suite comprising of panelled bath with thermostatic shower over. Handbasin and vanity unit. Low level WC. Tiling to splashback areas. Extractor.

Agent note: All windows with the exception of the landing and dining room were replaced approximately three years ago.

**Outside**

**Rear garden:** Fully enclosed by close board and fencing and brick walling. Area laid to lawn. Large patio area. Substantial summer house of timber construction. Light and power connected and measure approximately 3 metres by 4 metres. Useful brick built store. Outside tap. Double power point. Access front to back via wooden gate. The garden measures 30ft x 40ft.

**Front of the property:** Open plan laid to shingle.

Driveway leading to **single garage** of brick construction with metal up and over door. Light and power connected.

**Agents Note**

Due to the corner plot the property does provide scope for further extensions subject to the necessary planning permissions.

The property also benefits from an alarm system.

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

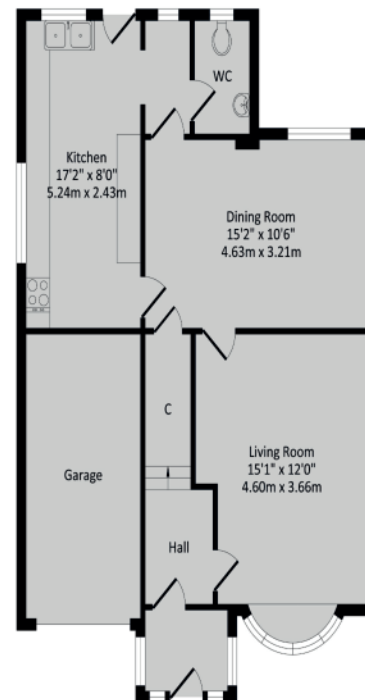
**Directions:** From Banbury Cross proceed south on the Oxford Road as far as the flyover, taking the left turn into Bankside and first left into Chatsworth Drive and first right into Arbury Close.



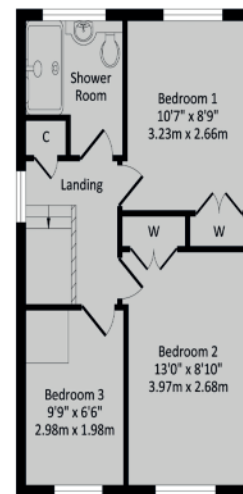




Ground Floor  
 766 sq.ft. (71.20 sq.m.) approx.



First Floor  
 403 sq.ft. (37.40 sq.m.) approx.

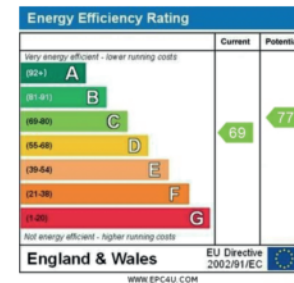


Log Cabin  
 107 sq.ft. (9.90 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1276 sq.ft. (118.50 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



**Important Agent's Note** All services throughout the property are Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

Viewing: Through appointment with Stanbra Powell



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