



84 Bourton Road, Banbury, Oxon. OX16 1DL
Offers in the Region of £340,000 Freehold

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A three bedroom semi-detached home on a popular new development.

Entrance hallway|Cloakroom|Living room|Kitchen|Dining room|Lean-to|Three bedrooms|En suite to master bathroom|Allocated parking for two vehicles

Located on the north side of Banbury in this popular new development is this three-bedroom semi-detached home. Built in 2019, the property benefits from downstairs cloakroom, living room, kitchen/dining room, an additional lean-to that the owners have erected, providing an additional space. There are three bedrooms, with an en-suite to the master and a family bathroom. Allocated parking for two vehicles to the front of the property.

Ground Floor

Front: Pathway leading to front door and landscape front garden with various mature plants and bushes. Allocated parking opposite the property for two vehicles. Entrance via covered porch area via composite door into entrance hallway.

Entrance hallway: Tiled flooring, doors to all ground floor accommodation, stairs rising to first floor. Wall-mounted radiator.

Cloak room: Two-piece white suite comprising WC, wash hand basin, wall-mounted radiator, UPVC double-glazed obscured sash window to the front aspect, tiled flooring, tiling to splashback areas

Living room: Spacious living room with UPVC double-glazed bay window with sash openers to the front, wall-mounted radiator.

Kitchen/Dining Room: The kitchen area has a range of modern base and eye level units with a granite worktop, built-in appliances including oven, fridge/freezer, four-gas hob, extractor hood above, stainless steel sink unit with one neck tap and dishwasher. There is also space and plumbing for a washing machine and a cupboard housing boiler. Tiled flooring throughout, and a UPVC double-glazed window into the lean-to area. In the dining area there is space for a good-sized dining table and chairs. a wall-mounted radiator, and an understair storage cupboard. The UPVC double-glazed windows and double doors lead to the:

Lean-to: This area is timber construction with power and light connected and an outside food preparation area including a sink. This area is used throughout the year and by the current owners. There is a door leading to the garden area.

First Floor

Landing: Access to all first floor accommodation. Wall mounting radiator. Access to loft which has a pull down ladder and is boarded. Airing cupboards housing hot water tank.

Bedroom one: A spacious double bedroom with built-in wardrobes and sliding doors, wall-mounted radiator, UPVC double-glazed sash window to the front aspect.

En suite: Three-piece white suite comprising low-level WC, wash hand basin, shower cubicle with rainfall shower head over and separate shower attachment. Tiling to splashback areas, tile flooring, extractor fans, sunken spotlights

Bedroom two: Double bedroom with UPVC double-glazed windows to the rear aspect overlooking the garden. Built-in double wardrobe with sliding doors. Wall-mounted radiator.

Bedroom three: Single bedroom with UPVC double-glazed window overlooking the rear garden. Built-in single wardrobe. Wall-mounted radiator.

Bathroom: Three-piece white suite comprising low-level WC, wash hand basin, panel bath with shower over. Tiling to splashback areas. UPVC double-glazed obscured sash window to the front aspect. Wall-mounted heated towel rail. Tiled flooring

Outside

Garden: With a west facing aspect. mostly laid to lawn with various flowers and shrubs, enclosed by timber panel fencing, hard standing for a shed, pathway leading through the middle of the garden which also wraps around the property leading to gated side access

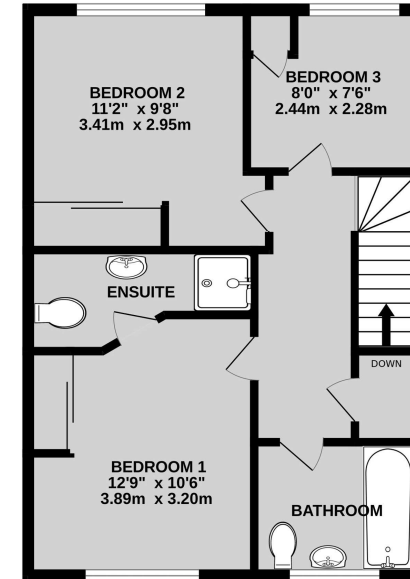
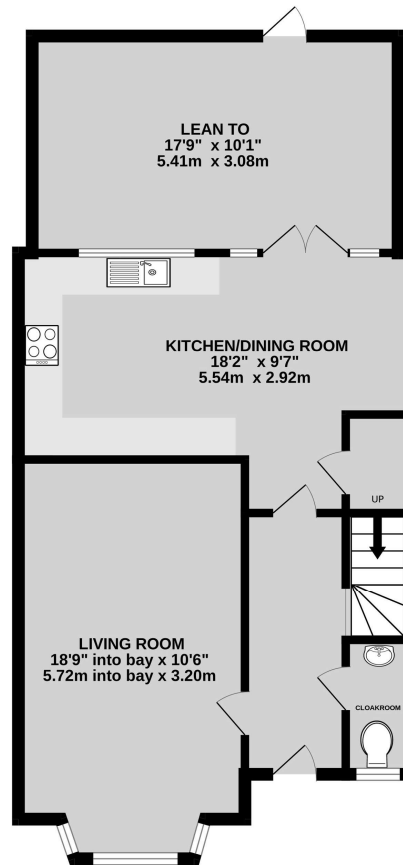


Services: All Council Tax Banding: C
Authority: Cherwell District Council



GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.

1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1122 sq.ft. (104.2 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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