



Connells

Austin Drive
Banbury



Property Description

Set within a popular and well-established residential area close to Banbury Town Centre, this thoughtfully improved four-bedroom detached home offers modern family living with exceptional versatility.

The current owners have significantly upgraded the layout, creating a spacious open-plan kitchen/dining area ideal for entertaining, as well as adding a superb ground-floor double bedroom with its own contemporary ensuite — perfect for guests, multi-generational living, or anyone needing single-level accommodation.

The property enjoys a generous frontage, driveway parking for several vehicles. Inside, the accommodation includes a welcoming entrance hall, a comfortable front-to-back living room, the impressive open-plan kitchen/diner with French doors to the conservatory, plus the ground-floor bedroom with ensuite.

Upstairs are three further well-proportioned bedrooms and a modern family bathroom. Outside, the south-facing rear garden offers a high degree of privacy, with a raised patio area ideal for outdoor dining and steps down to a lawned garden.

A stylish, flexible home in a highly convenient location — early viewing is strongly recommended.

Entrance Porch

Covered entrance with door into the hallway; ideal for coats and shoes.

Entrance Hall

Welcoming hallway with stairs to first floor and access to all ground-floor rooms; under-stairs storage.

Lounge

14' 8" x 11' (4.47m x 3.35m)

Bright and comfortable front-facing lounge with ample space for family seating and a pleasant open flow towards the kitchen/diner.

Kitchen/Diner

22' 7" x 9' 7" (6.88m x 2.92m)

A superb open-plan space created by the current owners, offering modern cabinetry, generous work surface space, integrated appliances and room for a family dining table. French doors lead directly into the conservatory, maximising natural light and garden connection.

Conservatory

9' 1" x 8' 3" (2.77m x 2.51m)

A great additional reception area overlooking the garden, ideal as a sun room or reading space; doors to rear garden.

Bedroom Four (ground Floor)

12' 4" x 7' 6" (3.76m x 2.29m)

A fantastic addition to the home — a comfortable double bedroom on the ground floor, ideal for guests, older family members, or use as a home office.

Ensuite To Bedroom Four

Modern shower room with smart tiling, WC, wash basin and shower enclosure.

First Floor

Landing

Bedroom One

11' 10" x 10' 5" (3.61m x 3.17m)

Generous main bedroom with front aspect and built-in storage recess.

Bedroom Two

12' 7" x 10' (3.84m x 3.05m)

A spacious double bedroom overlooking the rear garden.

Bedroom Three

9' 3" x 7' 3" (2.82m x 2.21m)

Good-sized single bedroom or study with front aspect.

Family Bathroom

Well-presented modern family bathroom comprising bath with shower over, wash basin and WC.

Outside

Front Garden & Driveway

Excellent frontage with lawned area and a long driveway providing multiple parking spaces.

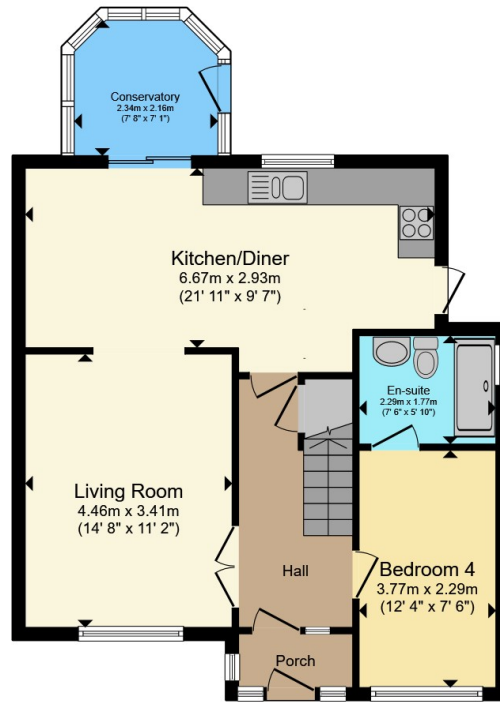
Rear Garden

A sunny and private south-facing garden with a raised patio area ideal for dining, leading down to a lawn enclosed by mature borders.

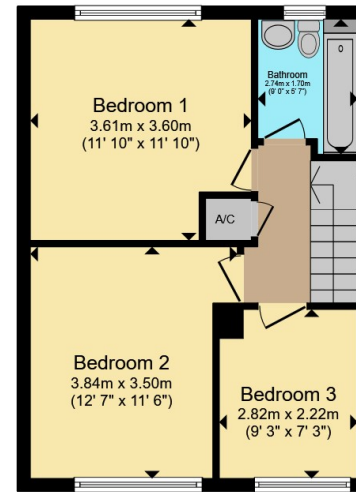








Ground Floor



First Floor

Total floor area 104.0 m² (1,120 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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 Band: C

Tenure: Freehold

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