



13 Powys Grove, Banbury, Oxon OX16 0UG
'Guide Price' £500,000

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





An impressive, spacious and versatile detached house enjoying no-through road position within this sought after development.

Entrance porch | Entrance hall | Cloakroom | Living room with feature walk-in bay window | Open-plan kitchen/family/dining room | Further sitting room | Utility | Study | Master bedroom with en-suite | Four further first floor bedrooms | Bathroom | Gardens to front and rear | Block paved driveway

Offered in excellent decorative order throughout an enlarged five bedroom detached house located within easy access of many amenities including including popular primary and secondary schools. The property is also within close proximity of further amenities such as shops, local parks and bus routes. The property provides in excess of 1400 sq ft of accommodation.

Ground Floor

Front door.

Entrance porch: Tiled flooring. Door to entrance hall.

Spacious entrance hall: Stairs rising to first floor. Oak flooring.

Study: Double glazed window to front aspect.

Living room: Oak flooring. Feature walk-in bay window to front aspect. Fireplace with inset living flame electric fire.

Cloakroom: Low level WC and handbasin with inset vanity unit. Tiled flooring. Double glazed window to front aspect.

Kitchen/family/dining room: Comprehensive range of contemporary white fronted wall and base units. Oak work surfaces. Complementary tiling to splashback areas. Stainless steel inset sink unit and drainer. Integrated dishwasher. Free space and plumbing for washing machine. Integrated full height fridge and full height freezer. Tiled flooring throughout the room. Windows overlooking the garden. Double glazed doors giving access to the garden. Walkway through to further sitting room.

Sitting room: Double glazed windows overlooking garden. Double glazed doors giving access to garden. Feature roof lantern. From the kitchen/family/dining room door to utility room.

Utility room: Range of contemporary wall and base units. Oak work surfaces. Free space for tumble dryer. Tiled flooring. Wall mounted Worcester gas boiler for domestic hot water and central heating. Double glazed door to side aspect.

First Floor

Landing: Access to loft via pull down ladder, the loft is partly boarded with a light. Airing cupboard housing hot water tank and immersion heater.

Master bedroom: Fitted wardrobes. Double glazed window to rear.

En-suite: Contemporary white suite comprising of handbasin with inset vanity unit, low level WC and fully tiled shower cubicle. Radiator. All walls are fully tiled.

Bedroom two: Double bedroom to front aspect.

Bedroom three: Double bedroom to front aspect.

Bedroom four: To rear aspect.

Bedroom five: To front aspect.

Bathroom: Contemporary white suite comprising of P-shaped panelled bath with Triton shower unit over, pedestal handbasin and low level WC. Tiling to splashback areas. Extractor fan. Tiled flooring. Heated towel rail.

Agents Note

UPVC double glazed.

Gas radiator heating with radiators in all rooms.

The property has 'smart meters' and a 'smart heating system' has also been installed.

Outside

Rear garden: Enclosed by fencing. Areas laid to patio. Artificial lawn. Raised flower beds, shrubs and bushes. Hardstanding for shed. Access front to back via pathway both sides of the property. Outside tap. The garden measures approximately 40 ft in length.

Front: Recently laid block paved driveway providing off road parking for several vehicles. Areas laid to lawn. Pod point EV charger.

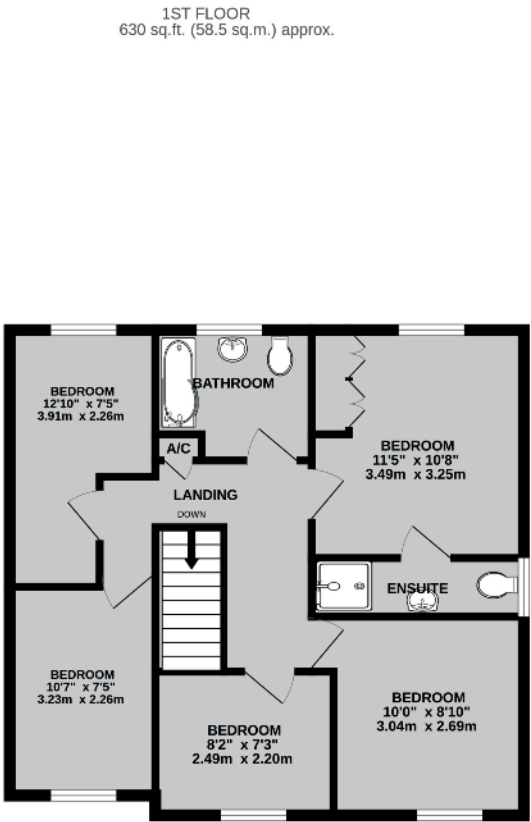
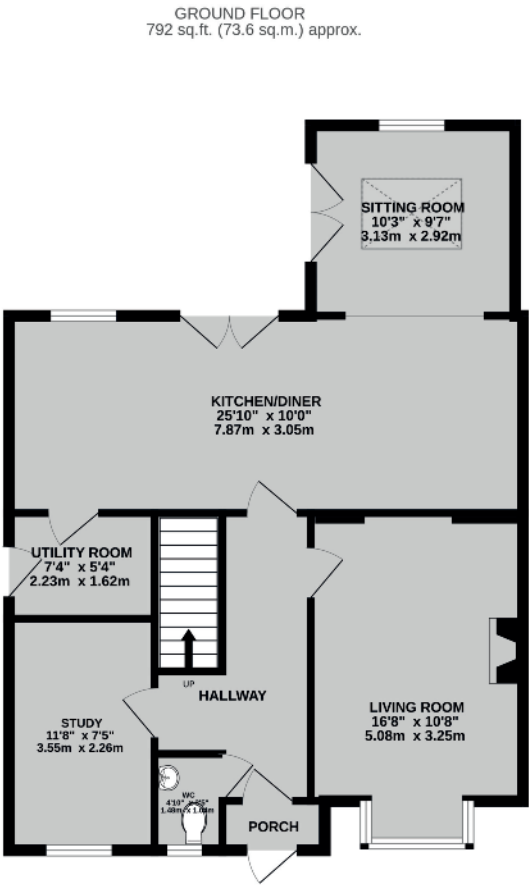
Services: All Council Tax Banding: D
Authority: Cherwell District Council

Directions: From Banbury Cross head north on the A361 until you reach the traffic lights, turning left onto the B4100 onto Warwick Road follow this road straight over 2 roundabouts and Powys Grove is the left hand turning just before the Barley Mow public house.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 1422 sq.ft. (132.1 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.

Viewing: Through appointment with Stanbra Powell



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