



Connells

Nickling Road
Banbury



Property Description

Set on the popular Hanwell Chase development to the north side of Banbury, this modern two-bedroom home offers stylish accommodation, excellent presentation and the convenience of allocated parking for two vehicles. Designed for contemporary living, the property features a spacious open-plan kitchen/living/dining area with French doors opening onto the rear garden, creating a bright and social space ideal for relaxing or entertaining. The ground floor also benefits from a well-appointed downstairs WC and welcoming entrance hall.

Upstairs, the home provides two generous double bedrooms along with a modern family bathroom fitted with a white suite and a rainfall shower over the bath.

The property is double glazed throughout and benefits from efficient gas central heating.

Outside, the attractive rear garden features a patio area and lawn, with gated rear access leading directly to the allocated parking spaces. This superb home offers a move-in-ready option on a family-friendly estate within easy reach of schools, shops, green spaces and transport links.

Entrance Hall

A welcoming entrance hall offering access to the downstairs WC and open-plan living space. Stairs rise to the first floor, and the

hallway provides a bright and practical introduction to the home.

Cloakroom / Downstairs Wc

A modern and convenient downstairs WC fitted with a low-level toilet, wash basin and extractor fan. Ideal for guests and everyday use.

Kitchen / Living / Dining Room

A superb open-plan space designed for modern living, featuring a contemporary fitted kitchen with a range of sleek wall and base units, wood-effect worktops and a stainless-steel sink. Integrated appliances include an electric oven with gas hob and cooker hood, with space for additional white goods.

The generous living and dining area enjoys excellent natural light and provides versatile space for a sofa area, dining table and media setup. French doors open directly onto the rear garden, creating a seamless indoor-outdoor flow perfect for entertaining or relaxing.

First Floor

Landing

A central landing space providing access to both bedrooms and the family bathroom.

Includes ladder access to the boarded attic for more storage,

Bedroom One

A well-proportioned double bedroom overlooking the front of the property. Bright and neutrally decorated, this room comfortably accommodates wardrobes and bedroom furniture, making it an ideal principal bedroom.

Bedroom Two

Another generous double bedroom with views over the rear garden. This room works perfectly as a guest bedroom, child's room or spacious home office.

Bathroom

A stylish modern family bathroom fitted with a white suite comprising a panelled bath with rainfall shower and glass screen, wash hand basin and low-level WC. Finished with contemporary tiling, extractor fan and radiator.

Outside

Front Garden

A neat and low-maintenance front garden with pathway leading to the main entrance.

Rear Garden

A well-presented enclosed rear garden featuring a patio seating area ideal for dining

and entertaining, with the remainder laid to lawn. Gated rear access leads directly to the two allocated parking spaces.

Local Area Information

Hanwell Chase & North Banbury.

Nickling Road sits on the popular and fast-growing Hanwell Chase development on the north side of Banbury. This modern estate is known for its open green spaces, children's play areas and easy access to countryside walks towards Hanwell village. The area attracts families, commuters and professionals thanks to its well-planned layout and peaceful setting

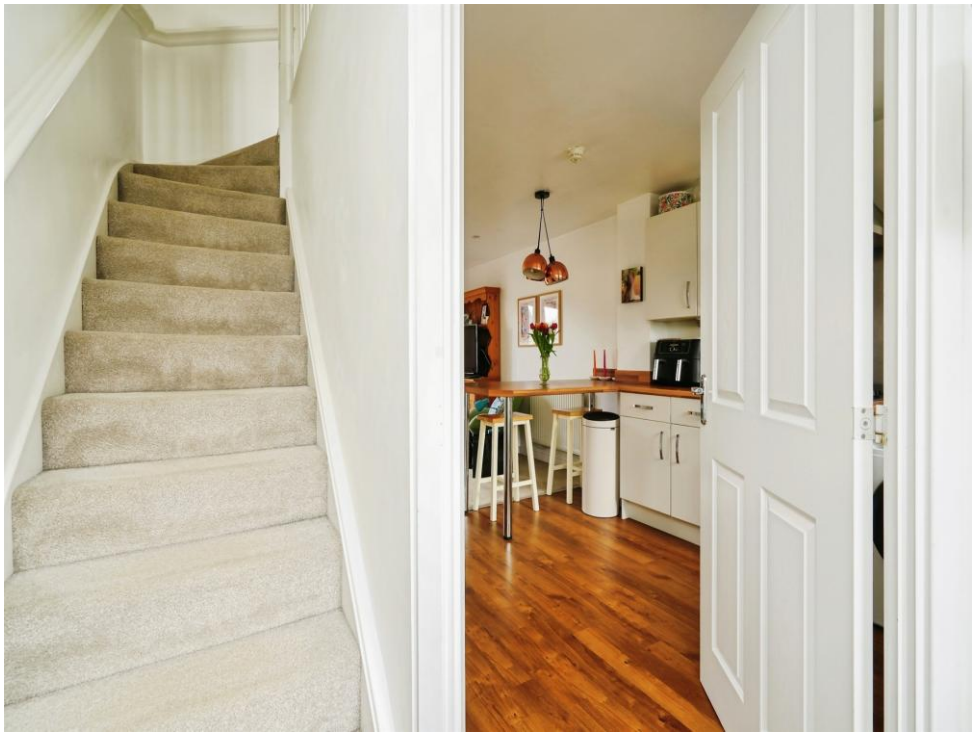
Shopping & Amenities.

Residents benefit from excellent local conveniences, including a Sainsbury's Local on Walker Road, offering fresh groceries, bakery items, meals to go and a Costa Express machine — ideal for everyday top-up shopping.

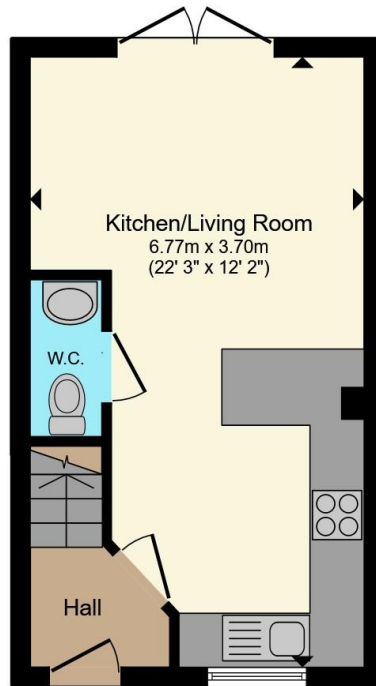
Right next door sits The Steamhouse Depot, a highly rated independent bagel, brunch and coffee shop specialising in freshly baked bagels, pastries and quality artisan coffee. It occupies 1a Walker Road, OX16 1HE, directly adjacent to Sainsbury's Local, and has been highlighted locally as a key new addition to the area's food and coffee scene.

This combination of convenience shopping and a destination coffee/food spot makes the immediate area particularly attractive for residents looking for quick bites, brunch options or great coffee within minutes from home.

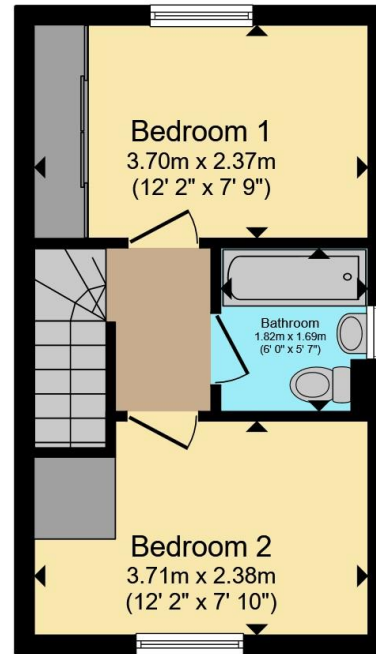








Ground Floor



First Floor

Total floor area 50.1 m² (539 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



To view this property please contact Connells on

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33 Bridge Street
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EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

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