



2 Valley Road, Banbury, Oxon. OX16 9BQ
Guide Price £375,000 Freehold

**Stanbra
Powell**

Estate Agents
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Property Lettings

Three Bedroom Detached Family Home on a Corner Plot

Occupying a generous corner plot position is this well presented three bedroom detached family home offering spacious and versatile accommodation, alongside excellent potential to extend and enlarge (subject to the necessary planning permissions). Conveniently located within easy walking distance of shops, schools, and the train station, this property is ideally suited to family living.

The home benefits from a spacious living room, a modern kitchen/dining room, three well proportioned bedrooms, a family bathroom, an integral garage, and driveway parking. Externally, the wrap around garden provides multiple seating areas, lawned space, and a high degree of privacy, making it perfect for both entertaining and day to day enjoyment.

Entrance porch | Entrance hallway | Cloakroom | Spacious living room | Modern kitchen/dining room | Integral garage | Three well proportioned bedrooms | Family bathroom | Wrap around garden | Driveway parking

Entrance Porch

Accessed via a double glazed door, the entrance porch benefits from windows on two sides, tiled flooring, and internal access to the integral garage.

Entrance Hallway

Entered via a composite front door, the hallway features laminate wood flooring, a wall mounted radiator, stairs rising to the first floor, and access to all ground floor accommodation.

Cloakroom

Fitted with a two piece white suite comprising a low level WC and wash hand basin, with tiling to splashback areas, radiator, and obscured double glazed window to the front aspect.

Living Room

A spacious and inviting reception room with a double-glazed window and door opening onto the rear garden, allowing plenty of natural light and creating a seamless indoor-outdoor feel.

Kitchen/Dining Room

A well appointed family space featuring a range of modern base and wall units with laminate worktops, built-in sink, and space for an American-style fridge freezer, range cooker, washing machine, and dishwasher. The kitchen overlooks the rear garden and provides direct access to the side garden. The dining area enjoys a front-facing window, radiator, and double doors opening onto the side garden.

First Floor Landing

With front-facing double-glazed window, airing cupboard housing the Worcester combi boiler, and access to all first-floor accommodation.

Bedroom One

An excellent sized double bedroom with front-facing double glazed window, radiator, useful storage cupboard, and generous floor space.

Bedroom Two

A good sized double bedroom with a double glazed window overlooking the rear garden, complete with built-in wardrobe and pull down loft hatch with ladder. The loft itself has additional insulation, is 50% boarded and has a light.

Bedroom Three

A generous single bedroom with rear-facing double glazed window and radiator.

Bathroom

Fitted with a low level WC, wash hand basin with storage beneath, panel bath with shower over, tiling to splashback areas, radiator, and obscured double glazed side facing window.

Outside

The property occupies a desirable corner plot with wrap-around gardens offering excellent outdoor space. To the rear is a large decking area with pergola, ideal for entertaining, along with a spacious patio seating area. Gated access leads to a useful storage area and onward to the garage.

To the side, the garden is mainly laid to lawn with pathway access and gated entry, creating a private and enclosed family-friendly outdoor area.

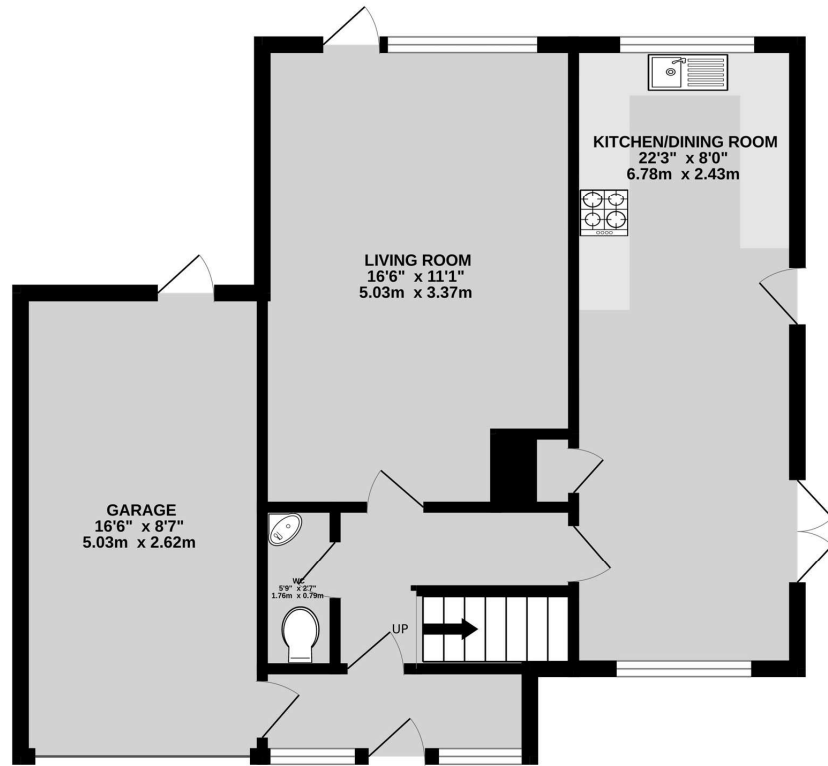
To the front, a shingled driveway provides off road parking for two to three vehicles, with additional lawned frontage that could be converted into further parking if desired.

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

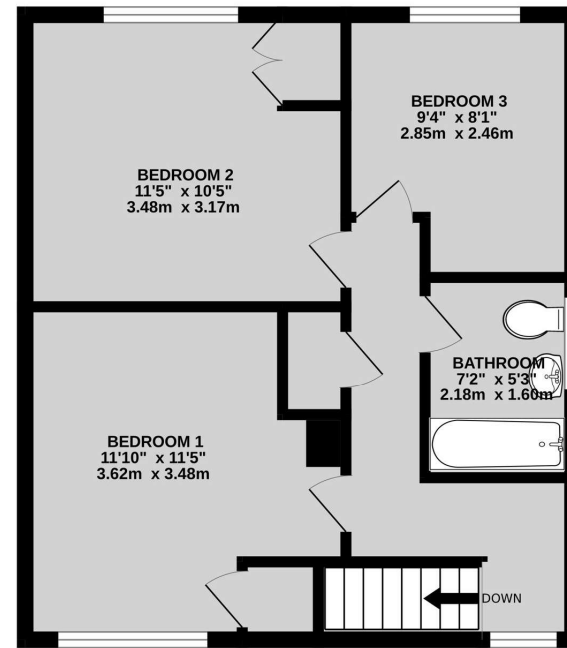




GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1024 sq.ft. (95.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

5/6a Horsefair, Banbury,
Oxon OX16 0AA

t: 01295 221100

e: post@stanbra-powell.co.uk

Viewing: Through appointment with Stanbra Powell



stanbra-powell.co.uk

