



Bourton Road
Banbury OX16 2DL

for sale offers in excess of
£375,000



Property Description

Situated within a highly sought-after modern development of Hanwell View located just off the Southam Road, this beautifully presented four-bedroom family home, constructed in 2019, offers spacious and versatile accommodation arranged over three floors.

The ground floor comprises a welcoming entrance hall with a convenient cloakroom/WC, a modern kitchen/dining room to the front, and a generous sitting room to the rear with direct access to the garden—ideal for both everyday living and entertaining.

On the first floor, there are three well-proportioned bedrooms, including a particularly spacious second bedroom, alongside a contemporary family bathroom.

The second floor is dedicated to a superb master bedroom, featuring a large double bedroom and a stylish en-suite shower room, creating a private and comfortable retreat.

Externally, the property benefits from a garage and driveway parking, along with an enclosed rear garden.

Anti Money Laundering

Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of

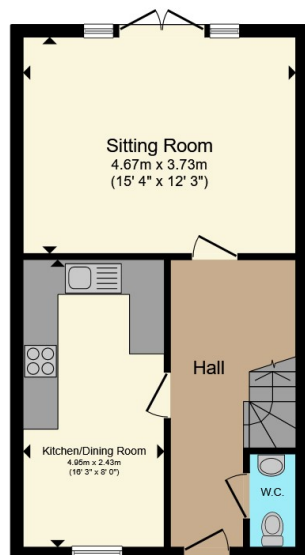
addresses from all buyers prior to formally processing any accepted offers.

An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

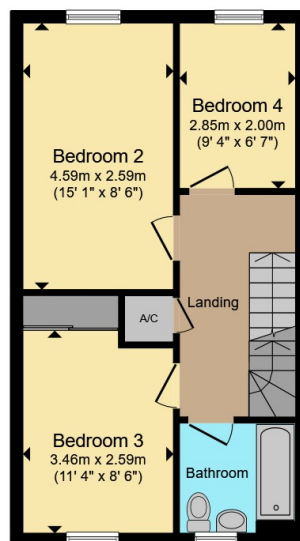




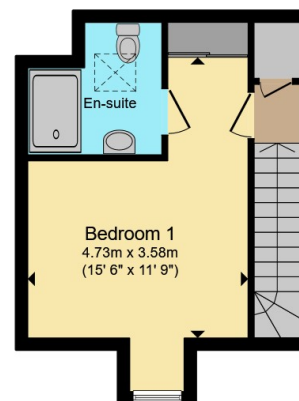




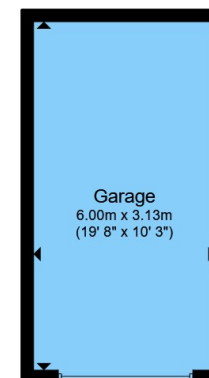
Ground Floor



First Floor



Second Floor



Garage

Total floor area 126.7 m² (1,364 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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33 Bridge Street
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EPC Rating: B Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BAN310033



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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