



**Connells**

Elmscote Road  
Banbury



## Property Description

Situated on the popular Elmscote Road, this extended three/four-bedroom semi-detached home offers outstanding space, flexibility, and practicality — ideal for growing families, home-workers, or those seeking multiple reception rooms and a private garden in a well-regarded part of Banbury.

From the moment you enter, the property feels bright and welcoming, with a spacious hallway and well-designed layout that flows effortlessly between rooms. The home has been thoughtfully extended, creating significantly more space than a typical property of this style.

## Entrance Hall

A generous and naturally bright hallway with space for coats and shoes, setting the tone for the airy feel throughout.

## Sitting Room

Front-aspect with a large picture window, stylish décor, and plenty of room for family seating — a cosy everyday living space.

## Dinning Room

Positioned just off the kitchen and opening into the conservatory, this room works perfectly for family meals and entertaining.

## Kitchen

A modern fitted kitchen with excellent worktop space, breakfast bar opening to the dining area, and good storage. Overlooks the garden.

## Conservatory

A bright additional living space ideal for relaxing, morning coffee, or playroom use, with direct access to the garden.

## Family Room, Office, Bedroom 4

A highly versatile extra reception room created by the side extension — perfect for a home office, snug, playroom, or a guest bedroom.

## Utility

A dedicated laundry area with garden access, worktop space, and housing for appliances.

## Downstairs Wc

Conveniently positioned off the utility room.

## First Floor

### Bedroom One

A spacious double with a large front-aspect window and ample room for wardrobes.

### Bedroom Two

Another excellent double room overlooking the rear.

### Bedroom Three

A generous single bedroom compared to similar homes in the area — ideal for a child, work-from-home space, or nursery.

### Shower Room

A stylish, contemporary suite featuring a large walk-in shower, modern tiling, and good natural light.

## Outside

### Rear Garden

A well-presented and low-maintenance garden with lawn and patio seating areas — perfect for outdoor dining and families with children. Includes a new shed plus an additional timber workshop/storage building.

### Front

A wide block-paved driveway providing multiple parking spaces.

## Local Area Information

Elmscote Road is positioned within the ever-popular Timms Estate in Easington, one of Banbury's most desirable and well-established residential areas. The neighbourhood is known for its peaceful streets, generous plot sizes and a strong community feel, making it a consistent favourite for families and long-term residents.

The property falls within excellent school catchment, with highly regarded primary and secondary options nearby, including Harriers Academy, St John's Priory and The Warriner School. This makes the area particularly appealing to families looking for quality education within easy reach of home.

Day-to-day amenities are also close by, with the Horton View shops offering convenience stores, takeaways and useful local services. Banbury town centre is less than a ten-minute drive away and provides a wide choice of supermarkets, restaurants, cafés, Castle Quay Shopping Centre, a leisure centre and a cinema.

Commuters benefit from strong transport links, with quick access to the M40 and Banbury train station offering regular services to Oxford, Birmingham and London Marylebone in around fifty-five minutes. The area is also well served by local bus routes.

Overall, the Timms Estate offers the ideal balance of convenience, strong schools and a calm, friendly residential environment. It is a popular choice for families seeking space and stability in a highly sought-after part of Banbury.









**Ground Floor**

**First Floor**

Total floor area 120.1 m<sup>2</sup> (1,293 sq.ft.) approx

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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