



7a Valley View, Great Bourton, Banbury, Oxon OX17 1QJ  
Guide Price: £450,000

**Stanbra  
Powell** | Estate Agents  
Valuers  
Property Lettings





*An immaculate detached family home enjoying cul-de-sac location within this un-spoilt village.*

**Entrance porch | Entrance hall | Dining/Family room | Living room | Kitchen/Breakfast room | Cloakroom | Utility room and shower room | Four first floor bedrooms | Bathroom | Enclosed rear garden**

Having been considerably updated by the present vendors in recent years an extremely well presented and versatile four bedroom detached house having countryside views to front and complemented by a generous size rear garden.

### Ground Floor

Double glazed front door.  
**Porch** with tiled flooring.

**Spacious entrance hall:** Contemporary tiled flooring. Stairs rising to first floor. Understairs storage. Door through to dining/family room.

**Cloakroom:** White suite comprising of pedestal hand basin and low level WC. Tiling to splashback areas. Matching tiled flooring to the hallway. Heated towel rail. Recessed spotlights. Extractor.

**Dining/family room:** Oak flooring. Double glazed window to front aspect and side aspect. Recessed spotlights. Half glazed oak doors giving access to;

**Living room:** Matching oak flooring. Feature cast iron log burner. Casement doors giving access to garden.

From the hallway, access to;

**Kitchen/Breakfast room:** Installed to a high specification comprising of contemporary handle less shaker style base units (John Nicholls range). Bowl and a half inset sink unit and drainer. Integrated Neff dishwasher. Integrated Neff fridge/freezer. Complementary tiling to splashback areas. Recessed spotlights. Extractor. Space for Range cooker. Tiled flooring. Stable style double glazed door. Window to rear overlooking garden. Breakfast bar.

From the hallway door through to;

**Utility/Shower room:** Utility area has stainless steel inset sink unit and drainer. Work surface, free space and plumbing for washing machine. Space for tumble dryer. Range of further wall and base units. Contemporary tile flooring. Double width fully tiled shower cubicle with thermostatic shower. Extractor.

### First floor

**Landing** with access to loft.

**Master bedroom:** To rear aspect. Fitted wardrobe.

**Bedroom two** double bedroom to front aspect. Fitted wardrobe.

**Bedroom three and four,** single bedrooms to rear aspect. Fitted wardrobes.

**Bathroom:** Spacious bathroom with white suite comprising of panelled bath with mixer tap over. Fully tiled separate shower cubicle. Hand basin with inset vanity unit. Low level WC. Tiling to splashback areas. Karndean flooring. Useful cupboard. Two windows to front.

### Agents Note

New carpet to stairs, landing and three bedrooms.

### Outside

**Rear garden:** Covered patio area. Areas laid to shingle, well stocked with flowers, shrubs, trees and bushes. The garden measures approximately 75 ft in length. Access front to back via wooden gate.

**Substantial Garden Room :** Light and power connected. Insulated and wifi connected

**Timber workshop** to rear with light and power connected. Measuring 13'6 x 7'6.

**Front:** Staggered steps and pathway to front door. Newly installed driveway providing off road parking for several vehicles.

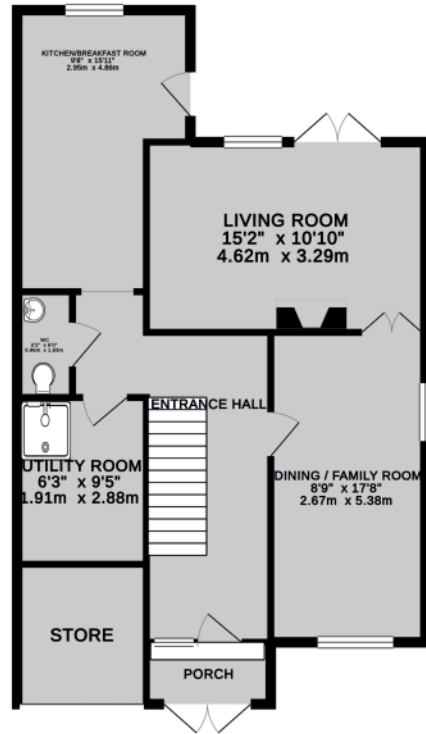
Remote control roller door giving access to **store room** housing floor mounted oil boiler together with hot tank and immersion heater.

**Services:** All except gas  
**Council Tax Banding:** E  
**Authority:** Cherwell District Council

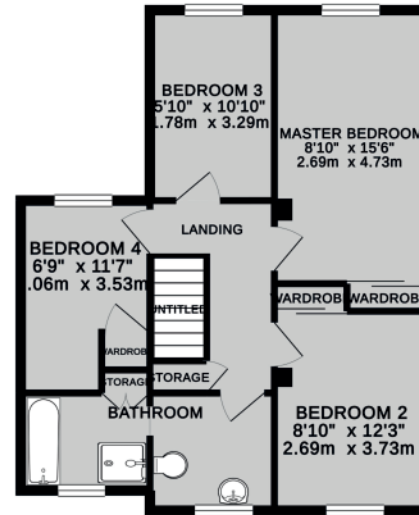




GROUND FLOOR 781 sq. ft.  
 (72.5 sq. m.)

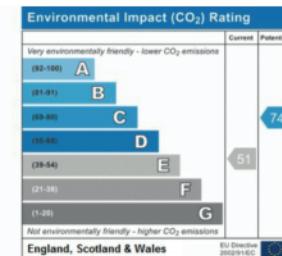
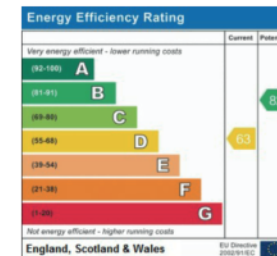


1ST FLOOR 569 sq. ft.  
 (52.9 sq. m.)



TOTAL FLOOR AREA: 1350 sq. ft. (125.4 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 Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

Viewing: Through appointment with Stanbra Powell



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

t: 01295 221100  
 e: post@stanbra-

stanbra-powell.co.uk

