



Connells

Queens Road  
Banbury



### Property Description

This charming period home on Queens Road has been thoughtfully improved since 2021, offering a rare blend of character and contemporary living. With extended ground floor space and flexible accommodation across four levels, it's ideal for families, remote workers, or those needing guest space.

Step into the welcoming hallway and into the bay-fronted living room, complete with a working period fireplace—perfect for cosy evenings. The heart of the home is the stunning kitchen, featuring quartz worktops, integral appliances, Belfast sink, wooden flooring, and space for a range cooker.

There's room for dining and a family area, all framed by another period fireplace.

The conservatory at the rear provides year-round enjoyment, overlooking a tree-lined garden with patio and low-maintenance all-weather lawn—great for children or relaxing without the hassle of mowing.

Upstairs, the first floor hosts two generous double bedrooms, one with built-in wardrobes and a decorative fireplace and the family bathroom completes this level.

The second floor offers two further bedroom and a separate shower room, A second room (bedroom five) currently serves as a home office,

While the top floor reveals a peaceful final bedroom—ideal for guests or a quiet retreat.

This is a home that truly needs to be seen to be appreciated. With its blend of period charm, modern upgrades, and flexible layout, it's ready to welcome its next owners.



## Entrance Porch

## Lounge

13' 3" into bay x 10' ( 4.04m into bay x 3.05m )

## Dining Room

12' 11" x 11' 5" ( 3.94m x 3.48m )

## Kitchen

10' 2" x 11' 6" ( 3.10m x 3.51m )

## Conservatory

9' 9" x 9' 8" ( 2.97m x 2.95m )

## First Floor

## Bedroom One & Dressing Area

11' x 13' ( 3.35m x 3.96m )

## Ensuite

Shower, low level wc; wash hand basin

## Bedroom Four

12' 7" x 10' 5" ( 3.84m x 3.17m )

## Second Floor

## Bedroom Three

13' x 10' 11" ( 3.96m x 3.33m )

## Bedroom Five/Study

## Showroom

## Attic Room/ Bedroom Two

12' 3" x 12' 1" ( 3.73m x 3.68m )









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.focalagent.com](http://www.focalagent.com)

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EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

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