



15 Kedleston Rise, Banbury, Oxon OX16 9TX
'Guide Price' £475,000 Freehold

**Stanbra
Powell**

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Property Lettings

Extremely well presented five bedroom detached family home.

Entrance hallway | Downstairs cloakroom | Living room | Kitchen/breakfast room | Dining room | Conservatory | Utility room | Garage | Five double bedrooms, en-suite to master | Family bathroom | Well maintained rear garden | Driveway | No onward chain

Located in a quiet cul-de-sac within an easy walking distance of many amenities is this impressive five bedroom detached family home. The property benefits from two reception rooms, as well as kitchen/breakfast room, conservatory, utility, and integral garage. Five double bedrooms with an en-suite to the master, plus a family bathroom, a well maintained rear garden and driveway. This property is offered for sale with no onward chain.

Ground Floor

Covered porch area. Composite door leads to hallway.

Entrance hallway: Tiled flooring. Underfloor heating. Radiator. Understairs, storage cupboard. Stairs rising to first floor.

Downstairs cloakroom: Two piece white suite comprising low level WC and wash handbasin. Wall panelling. Double glazed obscured window to front aspect.

Living room: Spacious living room with UPVC double glazed bay window to front aspect. Two radiators. Double doors lead into dining room.

Dining room: Radiator. UPVC double glazed sliding patio doors into conservatory.

Conservatory: Built of UPVC and brick construction with polycarbonate roof. Fan light. Radiator. Tiled flooring. Double glazing on all sides, and double doors lead onto rear patio.

Kitchen/breakfast room: Range of base and eye level units with laminate worktop. Built-in stainless steel sink units. Space for cooker, dishwasher, and undercounter fridge. Tiling to splashback areas. Cupboard housing Worcester, boiler installed in 2018. UPVC double glazed window overlooks the rear garden. Tiled flooring. Underfloor heating. Breakfast bar area. Radiator. Sunken spotlights. Door to utility room.

Utility room: Space and plumbing for washing machine, and dryer. Range of base and eye level units, built-in stainless sink unit with double drainer. Tiled flooring. Radiator. UPVC double glazed window and door opening up onto rear garden.

Garage: Full size garage with electric roller door, power and light connected, wall mounted fuse box.

First Floor

Landing: Access to loft. Airing cupboard housing hot water tank. Sunken spotlights.

Bedroom one: Good size double bedroom with built-in wardrobes with sliding mirror doors. Sunken spotlights. Radiator. UPVC double glazed window overlooking the rear garden.

En-suite: Four piece white suite comprising low level WC, washhand basin with built-in storage surrounding, as well as eye level units, panel bath and shower cubicle. Radiator. UPVC double glazed window overlooking rear garden.

Bedroom two: Comfortable double bedroom with built-in wardrobes. Radiator. UPVC double glazed window to front aspect.

Bedroom three: Double bedroom with UPVC double glazed window to front aspect. Radiator.

Bedroom four: Double bedroom with UPVC double glazed window to front aspect, built-in wardrobes.

Bedroom five: Double bedroom with built-in wardrobes. Radiator. UPVC double glazed window overlooking rear garden.

Bathroom: Three piece suite comprising low level WC, washhand basin and panel bath with shower over. Tiling to splashback areas. UPVC double glazed obscured window to side aspect. Radiator.

Outside

Front: Block paved driveway for approximately two vehicles with the rest being laid lawn with mature flower and shrub borders.

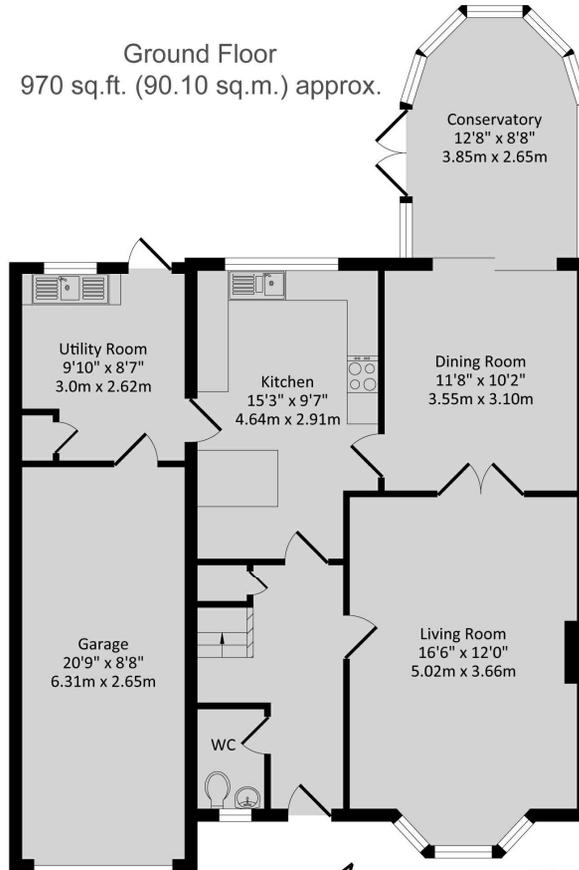
Rear garden: Block paved patio area. Stairs lead up to the main part of the garden which is mostly laid to lawn, with well stocked flower and shrub borders. Small pond area. Further steps leading up to a secondary seating area at the rear, as well as a small seating area with a pergola. Gated side access. Outside tap.

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

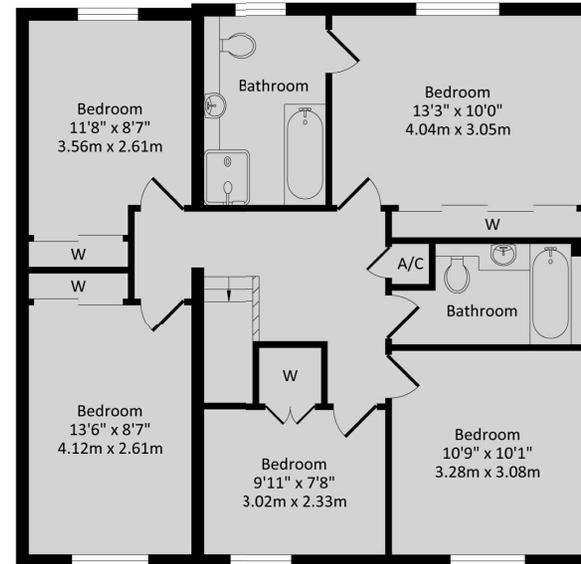




Ground Floor
970 sq.ft. (90.10 sq.m.) approx.



First Floor
831 sq.ft. (77.20 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



TOTAL APPROX. FLOOR AREA 1801 sq.ft. (167.30 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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.

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