



62 Grange Road, Banbury, Oxon OX16 9AU
£425,000 Freehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





Extremely well presented four bedroom detached family home.

Entrance hallway | Cloakroom | Living room | Dining room | Kitchen | Utility | Integral garage | Four bedrooms, en-suite to master | Family bathroom | Pleasant rear garden

Located on the much sought after Timm's estate on the south side of Banbury, is this immaculately presented four bedroom detached family home. The property benefits from living room, dining room, kitchen, downstairs cloakroom, utility room, as well as an integral garage, four bedrooms with en-suite to the master and family bathroom, driveway and pleasant rear garden.

Ground Floor

Entrance via double glazed door to entrance hallway.

Entrance hallway: Luxury vinyl tile wood effect flooring. Stairs rising to first floor. Radiator.

Cloakroom: Two piece refitted white suite comprising of low level WC, washhand basin with built-in storage cupboard underneath. Quartz splashback. Radiator. UPVC double glazed window to front aspect. Luxury vinyl tile wood effect flooring.

Living room: Large UPVC double glazed window to front aspect. Radiator. Luxury vinyl tile wood effect flooring. Double glass doors leading to dining room. UPVC double glazed sliding patio door onto rear patio. Door through into kitchen.

Kitchen: Range of base and eye level units with laminate worktop. Built-in sink unit. 4 ring gas hob and extractor hood above. Built-in Hotpoint oven. Built-in fridge. Tiling splashback areas. UPVC double glazed window overlooks rear garden. Luxury vinyl tile wood effect flooring. Door to utility room.

Utility room: Luxury vinyl tile wood effect flooring. Radiator. Base level units with laminate worktop. Built-in sink unit. Space and plumbing for washing machine. Double glazed door leading to rear garden and door internal door leading to garage.

Garage: Power and light connected. Up and over door. Wall mounted fuse box.

First Floor

Landing: Airing cupboard housing Glow worm combination boiler, as well as additional storage. Access to loft.

Bedroom one: Large double bedroom with built-in wardrobes. UPVC double glazed window to front aspect.
Refitted en-suite: Shower room with three piece white suite comprising low level WC, wash basin, and shower cubicle with Bar shower over. Aqua boarding and tiling to splashback areas. Heated towel rail. UPVC double glazed obscured window to front aspect.

Bedroom two: Double bedroom with UPVC double glazed window overlooking rear garden. Built-in wardrobes. Radiator. Useful storage cupboard.

Family bathroom: Three piece white suite comprising low level WC, wash hand basin and panel bath with shower attachment over. Tiling splashback areas. UPVC double glazed obscured window to rear aspect. Radiator.

Bedroom three: Double glazed window to front aspect. Radiator. Useful storage built-in wardrobe.

Bedroom four: UPVC double glazed window overlooks the rear garden. Radiator.

Outside

Front: Tarmac driveway for approximately two vehicles, with laid to lawn area and bushes on either side of the driveway. Outside light.

Rear garden: Stepping out onto a large paved patio area. The rest of the garden is laid to lawn, enclosed by timber panel fencing. Outside tap. Gated side access.

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

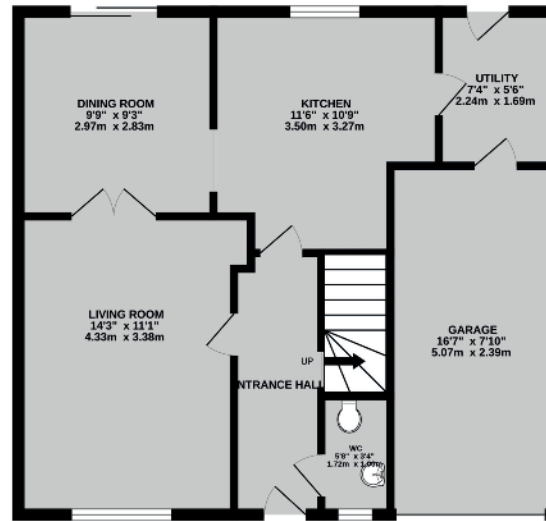
Directions: From Banbury Cross proceed south on the Oxford Road and upon reaching Sainsbury's Superstore, take the next turn right into Grange Road.



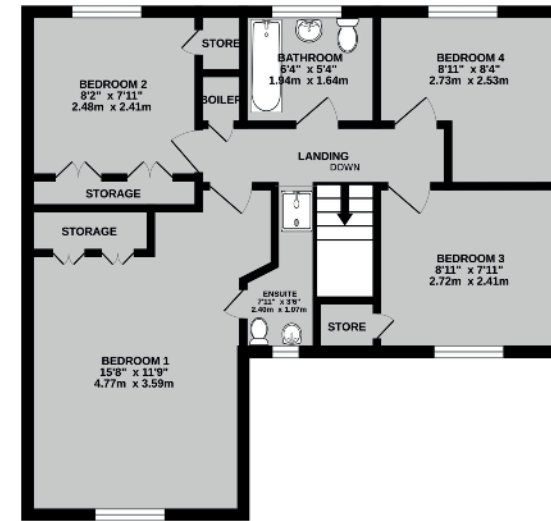




GROUND FLOOR
 612 sq.ft. (56.9 sq.m.) approx.

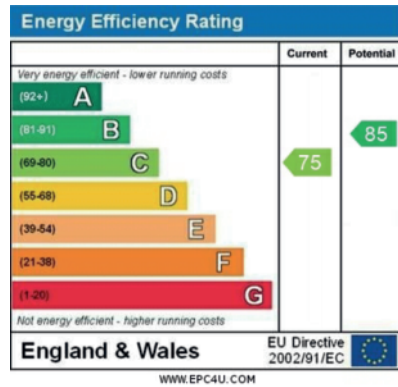


1ST FLOOR
 494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1106 sq.ft. (102.8 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 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.

Viewing: Through appointment with Stanbra Powell



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