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**Tony Humphries Road, Banbury, OX16 0FP**

Guide Price £440,000

 4  3  2



**Tenure:** Freehold

**Property Ref:** JV0032

We are delighted to present this generously proportioned four-bedroom detached home, ideally situated near the end of a quiet cul-de-sac within the highly sought-after Banbury Rise development. With a modern layout, off-street parking, garage, and a charming rear garden, this property offers an exceptional opportunity for comfortable and stylish family living.

Upon entering, you are welcomed by a spacious hallway that leads to a bright and airy living room with double doors opening into the dining area. A versatile home office/study and a convenient guest cloakroom are also located on the ground floor. The heart of the home is the beautifully designed kitchen-diner, featuring a central island, two skylights, and fully integrated appliances. A separate utility cupboard offers additional storage space, enhancing the functionality of the home.

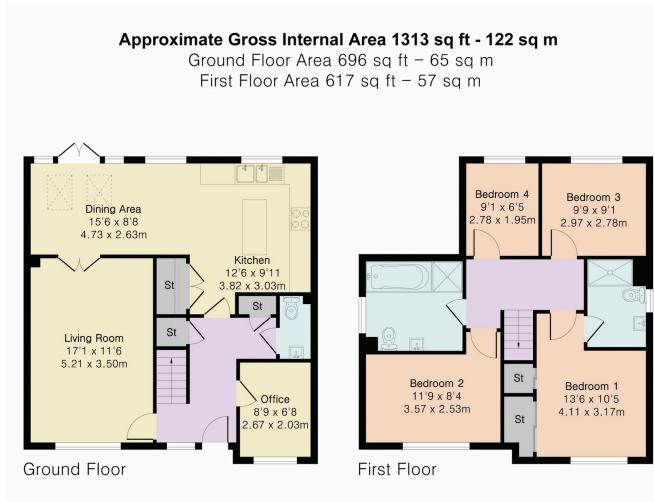
Upstairs, the master bedroom benefits from a modern en-suite shower room. Three further well-sized bedrooms—two doubles and one single—are served by a stylish family bathroom complete with both a bath and a separate shower.

Standout internal features include the raised dining area with twin skylights that flood the space with natural light, and a sleek, high-specification kitchen. Integrated appliances include a dishwasher, fridge/freezer, electric oven, four-ring induction hob, and a gas combination boiler.

Externally, the property boasts a spacious driveway with room for two to three vehicles, a garage, and a side gate providing access to the rear garden. The garden is primarily laid to lawn, with a paved patio area extending from the kitchen-diner—ideal for outdoor dining and entertaining.

Located on a well-established development built by Bloor Homes, the property benefits from a remaining NHBC warranty, double glazing throughout, gas central heating, and an excellent EPC rating of B,





PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, it is not liable for any errors or omissions. All rooms are approximately square footages and no liability is taken for any omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as the basis of valuation.



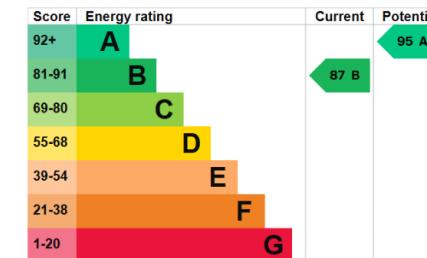
- Four-bedroom detached home
- En-suite shower to main bedroom
- Home Office
- Integrated kitchen appliances
- Single Detached Garage
- kitchen-diner
- Spacious living room
- Family Bathroom

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## Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60