



6 Whitton Close, Greatworth, Banbury, Oxon OX17 2EH  
£400,000 Freehold

**Stanbra  
Powell** Estate Agents  
Valuers  
Property Lettings





*Deceptively spacious, three bedroom detached bungalow*

Entrance porch | Entrance hall | Living room | Kitchen | Dining room | Cloakroom | Conservatory | Integral garage | Three bedrooms | Bathroom | Rear garden | Driveway

Located in a quiet cul-de-sac in the popular village of Greatworth is this deceptively spacious three bedroom detached bungalow. The property benefits from two reception rooms, conservatory, kitchen, three bedrooms, bathroom, cloakroom, integral garage, pleasant garden, ample off road parking.

**Accommodation**

Entrance via sliding double glazed door to entrance porch.

**Entrance porch:** Wall mounted fuse box. Double glazed door leading to entrance hall.

**Entrance hall:** Wall mounted radiator through into living room.

**Spacious living room:** Log burner and stone surround. Wall mounted radiator. Double glazed sliding doors lead to conservatory.

**Conservatory:** Built of UPVC and brick construction with a solid roof. Windows on two sides and double doors that open up onto the garden. Tiled flooring. Doorway through to dining room.

**Dining room:** Ample space for dining table and chairs Wall-mounted radiator. Large UPVC double glazed window overlooking the rear garden. Opening into the kitchen area.

**Kitchen:** Modern refitted kitchen with high gloss integrated handle base and eye level units. Built-in appliances include fridge, slim-line dishwasher, oven, four-ring hob with extractor and sink unit. Laminate worktop.

**Cloakroom:** Two piece suite comprising low level WC and wash hand basin. Fully tiled walls. Double glazed obscured window to the rear aspect. Small wall-mounted electric panel heater.

**Inner hallway:** Airing cupboard housing an electric boiler system. Access to the loft via pull-down ladder, light connected, the loft itself is partly boarded.

**Bathroom:** Three piece white suite comprising low level WC, wash-hand basin with built-in storage underneath, and large double shower cubicle with electric shower over. Aqua boarding to splashback areas. Two UPVC double glazed obscured windows to the side aspect. Wall mounted radiator.

**Bedroom two:** Good sized double bedroom with UPVC double glazed bay window to the front aspect. Wall mounted radiator. Built-in wardrobes.

**Bedroom one:** Good size double bedroom. The current owner has a 'king size' bed which can easily be accommodated in this room. UPVC double-glazed bay window to the front aspect. Wall mounted radiator. Built-in wardrobes.

**Bedroom three:** Good size single room with a UPVC double-glazed window to the side aspect. Wall mounted radiator. This room could also be used as a study if required.

**Outside**

**Front:** Largely laid to lawn with drop-paved driveway for approximately four to five vehicles.

**Integral garage:** Door from dining room into integral garage. Larger than average single garage with electric roller door, power and light connected.

**Rear garden:** South-facing aspect. Stepping out onto a large paved patio area. The rest of the garden is mostly laid to lawn with a shingle border. Various mature shrubs and bushes. Hardstanding for a shed. Side access leading to the front of the property. The garden itself is enclosed by timber panelled fencing and has a good degree of privacy.

**Agents Note**

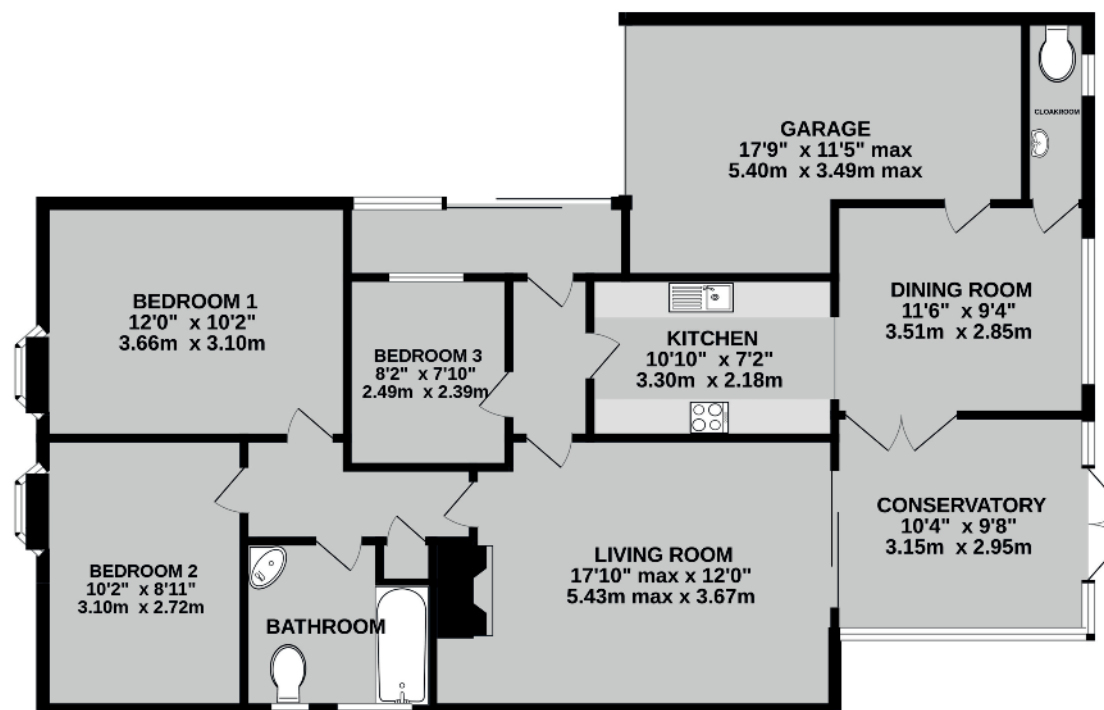
The current owner had 17 solar panels fitted in May 2025. These are on a 10-year guarantee, and they also have two batteries in the garage.

Services: All Council Tax Banding: D  
Authority: South Northants Council





1156 sq.ft. (107.4 sq.m.) approx.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 67 D      |
| 39-54 | E             | 40 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

TOTAL FLOOR AREA : 1156 sq.ft. (107.4 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 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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