



4 Thenford Way, Banbury, Oxon OX16 2DS  
'Offers In Excess Of' £600,000 Freehold

**Stanbra  
Powell** Estate Agents  
Valuers  
Property Lettings





*Double fronted detached property enjoying no-through road position, offered in excellent condition throughout.*

**Entrance hall | Cloakroom/Utility | Dual aspect open-plan kitchen/dining/family room | Large living room | Playroom/Study | Master bedroom with en-suite | Second bedroom with en-suite | Two further double bedrooms | Family bathroom | Gardens to front and rear | Double garage | Off road parking for several vehicles | Gas radiator heating | UPVC windows**

Providing excellent size and versatile accommodation throughout, a four double bedroom house benefiting from double garage and ample off road parking, complemented by a generous larger than average size rear garden. The property enjoys views over green area to front.

### Ground Floor

Canopy porch.  
Front door.

**Spacious entrance hall:** Stairs rising off to first floor. Tiled flooring. Door to cloakroom/utility.

**Cloakroom/Utility:** Wall hung handbasin and low level WC. Tiling to splashback areas. Work surface with free space and plumbing for washing machine. Space for tumble dryer. Tiled flooring. Extractor fan.

**Kitchen/dining/family room:** Dual aspect room with kitchen area comprising of bowl and a half stainless steel sink unit and drainer, comprehensive range of contemporary Shaker style wall and base units. Cupboard housing Ideal Logic gas boiler for domestic hot water and central heating. Ample work surfaces. Integrated fridge and freezer. Stainless steel double oven and grill. Integrated dishwasher. 4 ring gas hob with electric oven under. Tiled flooring. Sky light windows in family/dining area and double glazed doors giving access to garden.

From the hallway double doors giving access to living room.

**Living room:** Double doors giving access to garden.

**Playroom:** Feature walk-in bay window to front aspect.

### First Floor

**Landing:** Access to loft. Airing cupboard housing hot water tank and immersion heater, plus further storage.

**Master bedroom:** Generous double bedroom with fitted wardrobes.

**En-suite:** Double width fully tiled shower cubicle, low level WC and wall hung handbasin. Tiling to splashback areas. Extractor fan.

**Bedroom two:** Generous double bedroom to front aspect. Fitted wardrobes. Views over green areas.

**En-suite:** Walk-in shower cubicle, low level WC and wall hung handbasin. Tiling to splashback areas. Extractor fan.

**Bedroom three:** Double bedroom to front aspect. Fitted wardrobes.

**Bedroom four:** Double bedroom to rear aspect. Fitted wardrobes.

**Family bathroom:** Panelled bath with mixer tap shower, separate double width walk-in shower cubicle, low level WC and wall hung handbasin. Tiling to splashback areas. Heated towel rail.

### Outside

**Rear garden:** Enclosed rear garden. Predominantly laid to lawn. Raised decking area. Wider than average garden measuring approximately 60 ft in width. Access front to back via gate leading to driveway.

**Front:** Open-plan and laid to lawn. Shrubs and bushes. Pathway to front door.

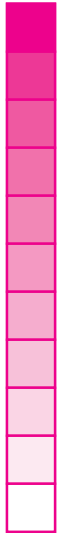
**Detached double garage:** Metal up and over doors.

**Block paved driveway:** Parking for several vehicles.

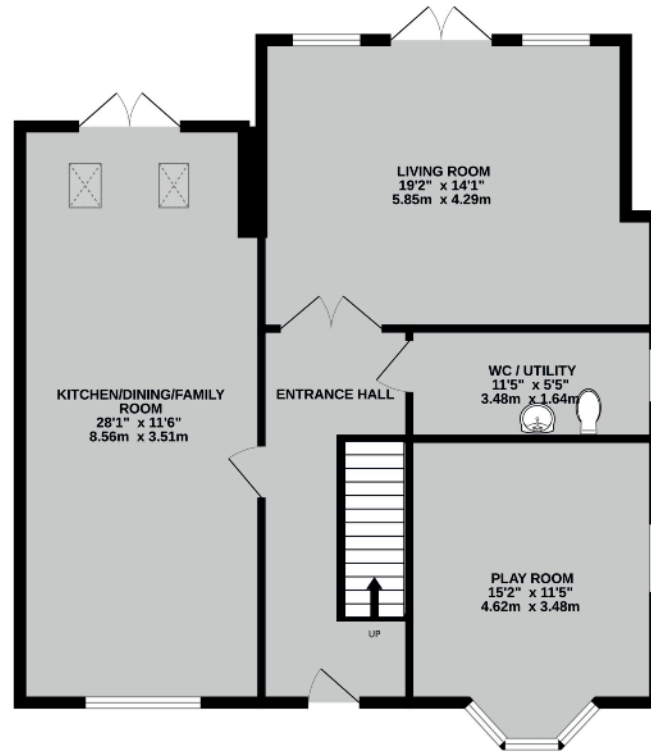
**Services:** All  
**Authority:** Cherwell District Council  
**Council Tax Banding:** F



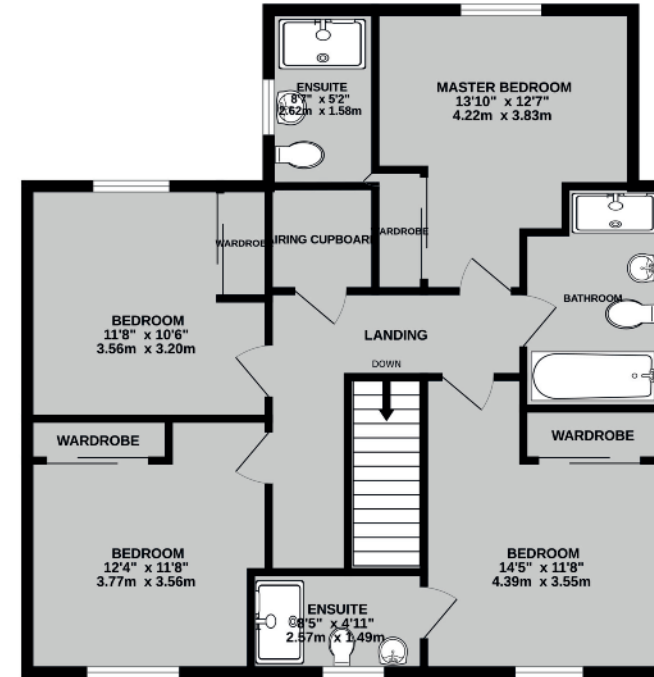




GROUND FLOOR  
 941 sq.ft. (87.5 sq.m.) approx.



1ST FLOOR  
 886 sq.ft. (82.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1828 sq.ft. (169.8 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.

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