



Connells

Beaulieu Close
Banbury



Property Description

25 Beaulieu Close is a three-bedroom family home with the added advantage of a ground-floor annex conversion providing a fourth bedroom and wet room, offering flexible accommodation well suited to multi-generational living, home working or guest use. The property is in need of modernisation throughout, presenting an excellent opportunity for purchasers to update and personalise to their own requirements.

The main accommodation includes a front-facing living room, a rear kitchen with access through to a conservatory enjoying views over the garden, while the annex benefits from its own external access, enhancing its independent potential. To the first floor are three bedrooms and a family bathroom.

Outside, the enclosed rear garden offers a combination of patio, decking and planted areas with a good degree of privacy, and the property is situated within a quiet residential close conveniently positioned for Banbury town centre, local amenities, schools, transport links and access to the M40.

Living Room

A well-proportioned front-facing reception room featuring a fireplace as a focal point and plenty of space for typical lounge furniture. Natural light is provided via a large window, and the room offers a comfortable footprint with scope for modernisation.

Kitchen

Situated at the rear of the property, the kitchen is fitted with a range of units and work surfaces and offers plenty of potential for replacement or reconfiguration. There is access through to the conservatory and onward to the annex accommodation.

Lean To Conservatory

Positioned at the rear of the property, the conservatory enjoys views over the garden and provides additional reception or dining space, ideal for day-to-day use or entertaining.

Annexe Bedroom

A long and versatile ground-floor room offering a range of uses including bedroom, home office or studio space. It benefits from its own external access, enhancing its independence from the main house.

Wet Room

Located off the annex, the wet room is fitted with a level-access shower, WC and wash basin, offering practical facilities for dependent living or guest use.

First Floor

Bedroom One

A spacious double bedroom to the first floor, enjoying good natural light and offering ample space for wardrobes and bedroom furniture.

Bedroom Two

Another comfortable double bedroom overlooking the rear, suitable for family use or guests.

Bedroom Three

A single bedroom ideal as a child's room, nursery or home office.

Bathroom

Fitted with a bath, WC and wash basin, the bathroom serves the first-floor bedrooms and offers clear scope for updating.

Parking

Driveway space to the front

Local Area Information

Beaulieu Close is located within a well-established residential area of Banbury, offering convenient access to everyday amenities including shops, schools and public transport links. Banbury town centre is within easy reach and provides a wide range of retail, leisure and dining options, along with a mainline rail station offering direct services to London and Birmingham.

The nearby M40 provides straightforward road connections to Oxford, the Midlands and beyond, making the area popular with commuters and families alike.









Total floor area 90.8 m² (977 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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33 Bridge Street
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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