





Property Description

Offered to the market with a complete onward chain, this substantial four double bedroom detached family home occupies one of the area's most desirable plots, enjoying open views across attractive green space to the front and a larger than average rear garden.

Extending to approximately 2,389 sq.ft. including the double garage, the property provides exceptionally well-balanced accommodation ideally suited to modern family living.

The welcoming entrance hall provides access to all principal ground floor accommodation. The heart of the home is the impressive dual-aspect kitchen, dining and family room, flooded with natural light from windows to the front, two roof lights and French doors opening onto the rear garden. The kitchen is fitted with a comprehensive range of units and integrated appliances including double ovens, gas hob, dishwasher and fridge freezer, whilst offering ample space for dining and relaxed family seating.

The generous living room enjoys direct access to the garden through French doors, creating an excellent space for entertaining and everyday family life. A separate playroom, snug or formal dining room sits to the front of the property, featuring a bay window overlooking the green space. Completing the ground floor is a practical utility room with cloakroom/WC.

First Floor

To the first floor, the spacious landing leads to four genuine double bedrooms. The principal bedroom benefits from fitted wardrobes and a stylish en suite shower room. Bedroom two also features fitted wardrobes and its own en suite shower room, making it ideal for guests or older children. Bedrooms three and four are both well-proportioned doubles with built-in storage.

The family bathroom is particularly impressive, fitted with both a bath and separate walk-in shower.

Outside

Externally, the property enjoys a larger than average rear garden, predominantly laid to lawn and complemented by a decked seating area, creating an excellent environment for families and outdoor entertaining. To the front, the property enjoys an attractive outlook across open green space.

A detached double garage with power and lighting is accompanied by a generous driveway providing off-road parking for at least four vehicles.

This is an exceptional family home combining generous proportions, versatile living accommodation and a highly sought-after location.

Local Area Information

Thenford Way forms part of the popular northern side of Banbury, a modern residential development ideally positioned for families and commuters alike.

The property is conveniently situated within walking distance of well-regarded primary schooling, recreational green spaces and children's play areas. Banbury town centre offers a wide range of shopping, leisure and dining facilities, including Castle Quay Shopping Centre, supermarkets, cafés and restaurants.

For commuters, Junction 11 of the M40 is approximately two miles away, providing excellent access to Oxford, Birmingham, London and the wider motorway network. Banbury railway station offers regular services to London Marylebone in around an hour, together with direct routes to Birmingham and Oxford.

The surrounding Oxfordshire countryside provides numerous opportunities for walking, cycling and outdoor pursuits, with the attractive villages of North Oxfordshire and the Cotswolds within easy reach.

Anti Money Laundering

Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers.

An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment

has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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To view this property please contact Connells on

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33 Bridge Street
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EPC Rating: B Council Tax
Band: F

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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