



5 De La Warr End, Banbury, Oxon OX16 1HD  
Guide Price £395,000 Freehold

**Stanbra  
Powell**

Estate Agents  
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Property Lettings





*An extremely well-presented three-bedroom detached family home.*

**Entrance hallway** | Cloakroom | Living room | Kitchen/dining room | Utility area | Three double bedrooms | En suite to main bedroom | Family bathroom | South-facing rear garden | Driveway parking | Part-converted garage with office/studio

Built in 2018 by Persimmon Homes and situated in a quiet cul-de-sac on the north side of Banbury overlooking a green area. The property offers well-balanced accommodation, including a kitchen/dining room opening onto the rear garden, three double bedrooms with en suite to the main bedroom, and a family bathroom. Externally, there is a south-facing rear garden, driveway parking, and a partially converted garage providing a useful office/studio space.

#### Ground Floor

##### **Entrance Hallway**

Accessed via a composite door, with stairs rising to the first floor, feature wall panelling, radiator, and understairs storage cupboard. Window to the side aspect.

##### **Cloakroom**

Fitted with a two-piece suite comprising WC and wash hand basin, with tiled splashbacks and extractor fan.

##### **Living Room**

A comfortable reception room with window to the front aspect overlooking the green, laminate flooring, and radiator.

##### **Kitchen/Dining Room**

A modern open-plan space with the kitchen fitted with a range of base and eye-level units with quartz worktops. Integrated appliances include oven, gas hob with extractor, and dishwasher, with space for a fridge/freezer. Window overlooking the rear garden.

The dining area provides ample space for a table and includes built-in bench seating with storage. Double doors open onto the rear patio. The kitchen then leads into the **utility area** offering additional further storage, with space and plumbing for washing machine and dryer, along with housing for the boiler and fuse box. A door provides access to the side/driveway.

#### First Floor

##### **First Floor Landing**

With window to the side aspect, storage cupboard, loft access (partially boarded with light), and doors to all rooms.

##### **Bedroom One**

A large double bedroom with built-in wardrobes and window to the front aspect overlooking the green.

##### **En Suite**

Fitted with a three-piece suite comprising WC, wash hand basin, and shower cubicle. Obscured window to the front.

##### **Bedroom Two**

A double bedroom with window to the rear garden.

##### **Bedroom Three**

A small double bedroom with rear aspect window.

##### **Family Bathroom**

Fitted with a three-piece suite including bath with shower over, WC, and wash hand basin. Heated towel rail and obscured window to the side.

#### Outside

##### **Rear Garden**

A south-facing rear garden with a large L-shaped patio area leading onto a lawn. Raised sleeper borders provide planted sections, and the garden is enclosed by timber fencing with gated side access.

##### **Garage & Office**

The garage has been partially converted to provide an insulated office/studio with power and lighting, suitable for home working. The remaining section is used for storage and retains an up-and-over door.

The driveway has three spaces with the additional space at the front of the property.

##### **Agents Note**

There is an annual service charge of £195.00 (as of January 2026).

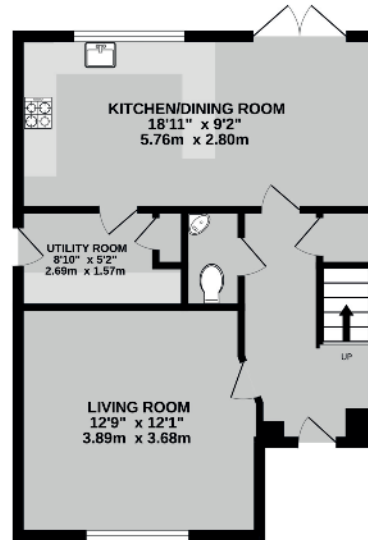
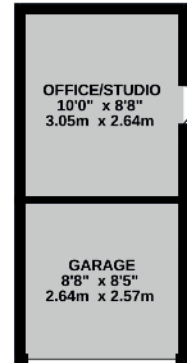
The property benefits from a NHBC guarantee, 3 years and 6 months remaining.

Services: All Council Tax Banding: D  
Authority: Cherwell District Council

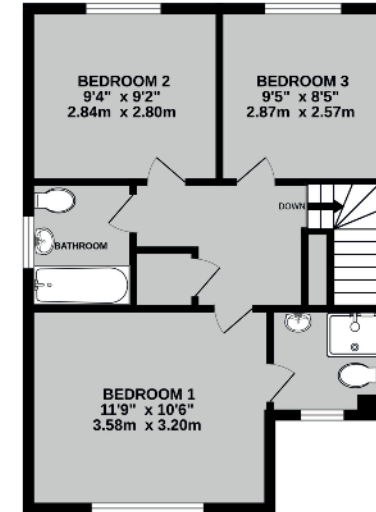




GROUND FLOOR  
 627 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR  
 468 sq.ft. (43.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 1096 sq.ft. (101.8 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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