



1 Anstee Close, Banbury, Oxon OX16 9ZW
Guide Price £499,950 Freehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





A superb modern family home offering spacious accommodation, stylish presentation, and excellent outdoor space in a highly desirable setting

Built by Redrow Homes in 2020, this impressive four bedroom detached family home offers beautifully presented and thoughtfully designed accommodation throughout. Benefiting from the remainder of its NHBC guarantee, the property combines modern family living with high-quality finishes and a practical layout, making it an ideal choice for growing families.

The home offers well-proportioned accommodation including a spacious living room, an exceptional open-plan kitchen/dining/family room, utility room, cloakroom, four double bedrooms with en-suite to the master, family bathroom, landscaped south-facing rear garden, single garage, and driveway parking.

Entrance hallway | Cloakroom | Spacious living room | Kitchen/dining/family room | Utility room | Four double bedrooms | En-suite to master bedroom | Family bathroom | Landscaped south-facing rear garden | Single garage | Driveway parking | NHBC guarantee | UPVC double glazing

Covered Porch: A welcoming covered entrance leading to the composite front door.

Entrance Hallway: A bright and stylish entrance space with decorative wall panelling, Amtico flooring, radiator, under-stairs storage cupboard, and staircase rising to the first floor.

Living Room: An excellent-sized reception room filled with natural light, featuring windows to the front and side aspects, two radiators, and decorative wall panelling for added character.

Cloakroom: Fitted with a modern two-piece white suite comprising low-level WC and wash hand basin. Finished with Amtico flooring, radiator, extractor fan, and sunken spotlights.

Kitchen / Dining / Family Room: A standout feature of the property, this exceptional open-plan space is perfectly suited to modern family life. Offering ample room for dining, relaxing, and play, the kitchen is fitted with a range of base and eye-level units, granite-effect laminate worktops, and integrated appliances including dishwasher, four-ring gas hob with extractor hood, double oven, and fridge/freezer. Additional features include a one-and-a-half bowl sink with pull-out spray tap, Amtico flooring, two radiators, sunken spotlights, windows to side and rear, and French doors opening onto the garden patio.

Utility Room: A practical and well-equipped space with worktop, built-in stainless steel sink, plumbing for washing machine and dryer, additional storage cupboard, radiator, wall-mounted fuse box, and composite door leading to the driveway.

Landing: With radiator, airing cupboard, loft access, and front-facing window.

Master Bedroom: A spacious double bedroom with side-facing window, radiator, and built-in wardrobes.

En-Suite: A stylish three-piece suite comprising low-level WC, wash hand basin, and double shower cubicle with fixed sliding door. Finished with tiled splashbacks, heated towel rail, extractor fan, sunken spotlights, and side-facing window.

Bedroom Two: A well-proportioned double bedroom with front-facing window and radiator.

Bedroom Three: A generous double room benefiting from windows to both front and side aspects, creating a bright and airy feel.

Bedroom Four: A further double bedroom overlooking the rear garden, complete with radiator.

Family Bathroom: A modern three-piece suite comprising low-level WC, wash hand basin, and panelled bath with fixed shower screen and bar shower over. Additional features include tiled splashbacks, heated towel rail, extractor fan, sunken spotlights, and rear-facing window.

Outside

Front: The front of the property is attractively landscaped with slated flower and shrub borders, outside lighting, and a pathway leading to the front entrance. There is ample visitor parking nearby.

Driveway: Located to the rear, parking is provided for two to three vehicles with direct access to the garage.

Rear Garden: A beautifully landscaped south-facing garden, ideal for outdoor entertaining and family enjoyment. The garden features a paved patio, lawned area, gated side access, and a large decked seating area to the rear with built-in lighting and raised flower beds. Additional benefits include two double outside power points and an outside tap. The garden is enclosed by a combination of garage wall, stone wall, and fencing.

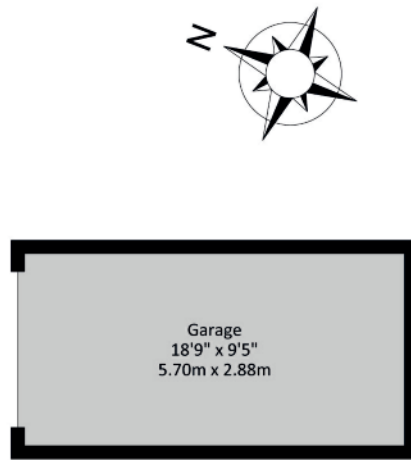
Brick Built Single Garage: Fitted with a metal up-and-over door, power, lighting, and useful eaves storage.

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





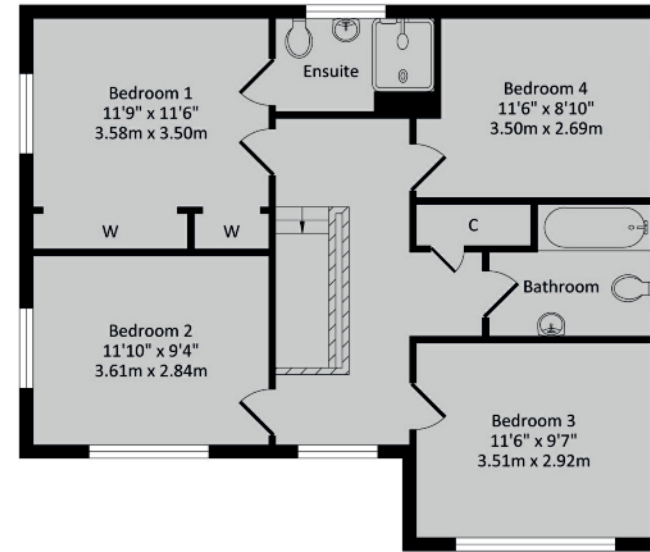
Garage
 77 sq.ft. (16.40 sq.m.) approx.



Ground Floor
 702 sq.ft. (65.20 sq.m.) approx.



First Floor
 692 sq.ft. (64.30 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1571 sq.ft. (145.90 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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.

Viewing: Through appointment with Stanbra Powell



5/6a Horsefair, Banbury,
 Oxon OX16 0AA

t: 01295 221100

e: post@stanbra-powell.co.uk

stanbra-powell.co.uk

