

Connells

High Acres
Banbury

High Acres
Banbury OX16 9SL

for sale
£325,000







Property Description

Connells are delighted to present this well-proportioned three-bedroom semi-detached home, occupying a pleasant end-of-cul-de-sac position within the highly desirable Cherwell Heights area of Banbury.

The property offers well-balanced accommodation extending to approximately 977 sq. ft., making it an ideal purchase for growing families, first-time buyers and those looking to upsize within a popular residential location.

Upon entering the property, a porch provides access into a generous sitting room measuring over 16ft in length, creating an excellent space for relaxing and entertaining. To the rear, the impressive kitchen/dining room spans the full width of the property and offers an abundance of worktop and storage space, together with ample room for family dining and everyday living.

The first floor comprises three bedrooms, including two comfortable double bedrooms and a versatile third bedroom that could equally be used as a nursery, study or home office. A family bathroom completes the accommodation.

Outside, the property benefits from an enclosed rear garden, providing a private outdoor space to enjoy throughout the year. A detached garage offers useful storage and parking options, while the cul-de-sac setting creates a safe and peaceful environment with minimal passing traffic.

Cherwell Heights

Situated within the highly regarded Cherwell Heights development on the southern side of Banbury, High Acres enjoys a peaceful cul-de-sac setting whilst remaining conveniently located for a wide range of everyday amenities.

The area is particularly popular with families due to its proximity to local schooling, green spaces and leisure facilities. Nearby conveniences include local shops, supermarkets and healthcare services, whilst Banbury town centre offers an extensive range of retail, dining and entertainment options.

For commuters, Banbury Railway Station provides direct services to London Marylebone, Oxford and Birmingham, whilst the nearby M40 motorway offers excellent road connections to the Midlands and South East.

The property is also well placed for access to parks, walking routes and recreational facilities, making it an excellent location for those seeking a balance between town convenience and outdoor living.







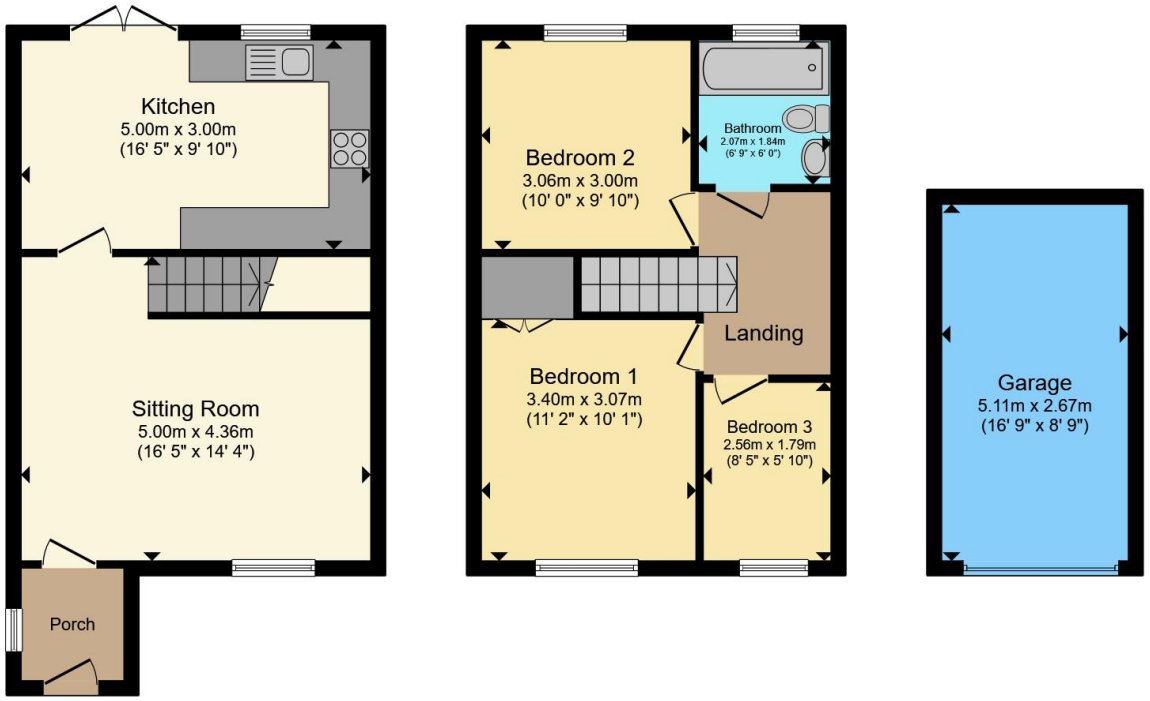





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Ground Floor **First Floor** **Garage**

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

Connells

To view this property please contact Connells on

T 01295 268 101
E banbury@connells.co.uk

33 Bridge Street
BANBURY OX16 5PN

EPC Rating: Awaited

Council Tax Band: C

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.