



12 Keytes Close, Adderbury, Oxon, OX17 3PB  
Guide Price £269,500 Freehold

**Stanbra  
Powell** | Estate Agents  
Valuers  
Property Lettings





A superb village home in a desirable location, offering move-in-ready accommodation with no onward chain.

Situated within the highly sought-after village of Adderbury, 12 Keytes Close is a well-presented two bedroom home offering practical accommodation throughout. Located within easy walking distance of the village's popular primary school, pubs, and shops, this property is perfectly positioned for those seeking village life with everyday convenience.

The home benefits from a refitted kitchen and bathroom, a spacious living/dining room, two double bedrooms, and a pleasant rear garden backing onto woodland, creating a peaceful and private outdoor setting. Offered for sale with no onward chain, this is an excellent opportunity for first-time buyers, downsizers, or investors alike.

Entrance porch | Entrance hallway | Refitted kitchen | Spacious living/dining room | Two double bedrooms | Refitted bathroom | Pleasant rear garden backing onto woodland | One parking space and also communal parking | No onward chain

#### Entrance Porch

Accessed via a UPVC double glazed door, the entrance porch provides a practical introduction to the property, featuring tiled flooring, a double glazed side window, and a useful storage cupboard housing the combi boiler and modern consumer unit.

#### Entrance Hallway

A glazed wooden door leads into the main hallway, with tiled flooring, staircase rising to the first floor, and wall mounted radiator.

#### Kitchen

The refitted kitchen is fitted with a range of modern base and eye-level units, complemented by laminate worktops and a built-in sink unit. Integrated appliances include an oven, induction hob, and extractor hood, with further space for a washing machine and built-in fridge freezer. A front-facing UPVC double glazed window provides natural light.

#### Living / Dining Room

A spacious and versatile reception room with ample space for both lounge furniture and a dining table. The room also benefits from a generous under stairs storage cupboard and UPVC double glazed sliding patio doors opening directly onto the rear garden.

#### Landing

With access to the loft, wall mounted radiator, and doors leading to all first floor accommodation.

#### Bedroom One

A double bedroom positioned to the rear of the property, enjoying pleasant views over the garden and woodland beyond. Complete with radiator and ample floor space.

#### Bedroom Two

A further double bedroom with front facing UPVC double glazed window, radiator, and a large over stairs storage cupboard.

#### Bathroom

A refitted three piece white suite comprising low level WC, wash hand basin, and panel bath with bar shower over. Finished with tiled splashbacks, tiled flooring, heated towel rail, and extractor fan.

#### Outside

To the front of the property is a pathway leading to the entrance, flanked on both sides by lawned areas. These spaces offer potential to be converted into private parking, as neighbouring properties in the road have done, subject to any necessary permissions.

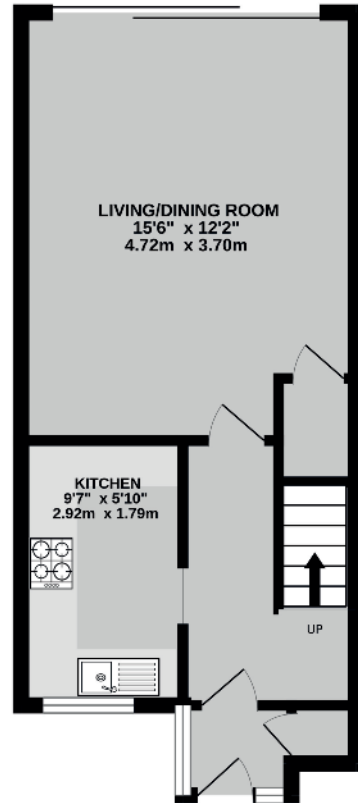
The rear garden is a particularly attractive feature, backing onto woodland and therefore offering privacy and a pleasant outlook. Stepping out onto a paved patio seating area, the remainder of the garden is mostly laid to lawn with established flower and shrub borders. There is gated rear access, hardstanding for a shed, and the garden is enclosed by timber panel fencing.

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

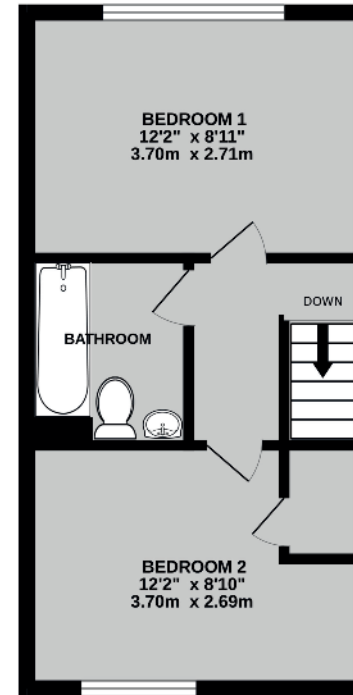




GROUND FLOOR  
 322 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR  
 295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA: 618 sq.ft. (57.4 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.

Viewing: Through appointment with Stanbra Powell



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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