



34 Danvers Close, Broughton, Banbury, Oxon OX15 5DX
£415,000 Freehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





Extended four bedroom semi-detached village home

Entrance porch | Entrance hallway | Living room | Dining room/ Sitting room | Snug / additional reception room | Refitted kitchen | Utility room | Downstairs cloakroom | Integral garage | Four bedrooms en-suite to principal bedroom | Family bathroom | Driveway parking | Enclosed rear garden

Situated in a quiet cul-de-sac within the highly sought-after village of Broughton, this substantially extended four-bedroom semi-detached home offers generous and versatile accommodation throughout. Having been thoughtfully improved by the current owners, the property provides multiple reception areas, a refitted kitchen, and well-proportioned bedrooms, making it an ideal family home. Externally, the property benefits from driveway parking for several vehicles, an integral garage, and a well-maintained rear garden.

Ground Floor

Entrance Porch

Accessed via a UPVC double glazed door, with windows to the front and side aspects, tiled flooring, and a vertical radiator. Double doors lead through to the entrance hallway.

Entrance Hallway

A welcoming space with laminate wood flooring, wall-mounted radiator, and stairs rising to the first floor.

Living Room

A bright reception room featuring a large UPVC double glazed window with views over open fields, a wall-mounted radiator, and a built-in gas fire.

Dining Room/Sitting room

With laminate wood flooring, wall-mounted radiator, and sliding double glazed doors providing direct access to the rear garden.

Kitchen

Refitted with a range of modern units and marble-effect worktops. Features include a sink with swan neck tap, space for a range cooker, and provision for appliances including dishwasher, microwave, and under-counter fridge. UPVC double glazed window overlooking the rear garden.

Utility Room

Fitted with additional units, sink, and plumbing for washing machine and American-style fridge freezer. UPVC door and window to the rear garden, vertical radiator, and tiled splashbacks.

Snug / Additional Reception Room

A versatile space accessed via the understairs area, ideal as a home office or playroom, with window to the side aspect and laminate flooring.

Cloakroom

Fitted with a low-level WC and wash hand basin, with tiled splashbacks, extractor fan, and obscured window.

Integral Garage

With up-and-over door, power and lighting. Houses a Worcester boiler (installed 2021).

First Floor

Landing

Providing access to all rooms, with airing cupboard housing the hot water tank and loft access (partially boarded with lighting and pull down ladder).

Bedroom One

A spacious double bedroom with built-in wardrobes and a window overlooking the rear garden.

En-Suite

Fitted with a three-piece suite including WC, wash hand basin, and bath with shower over, with tiled splashbacks and heated towel rail.

Bedroom Two

Double bedroom with window to the front aspect enjoying views over open fields.

Bedroom Three

A further double bedroom with front aspect.

Bedroom Four

A good-sized single room, currently used as a home office, with front aspect.

Family Bathroom

Comprising a four-piece suite including bath, separate shower cubicle, WC, and wash hand basin, with tiling to splashback areas and a heated towel rail.

Outside

Front

Block paved driveway alongside a shingle driveway, providing parking for two to three vehicles, with steps leading to the front door.

Rear Garden

A pleasant and enclosed garden, predominantly laid to lawn with a decking area, raised planters, and space for a shed and greenhouse. Additional benefits include outside tap, power points, and gated side access.

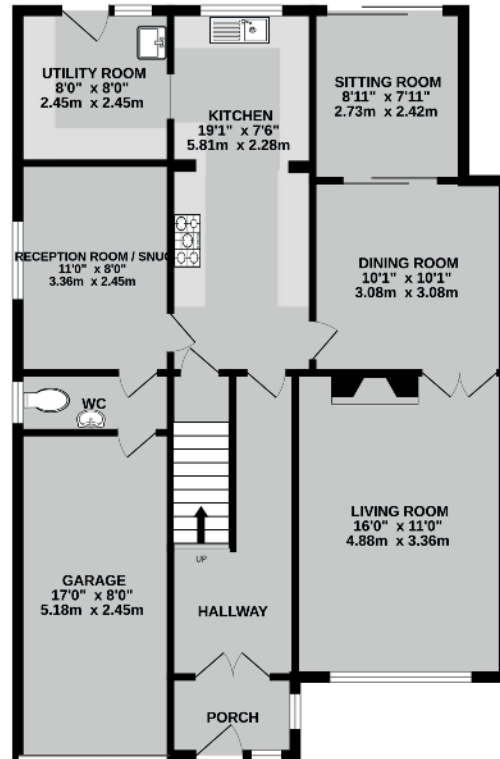
Services: All Council Tax Banding: C
Authority: Cherwell District Council



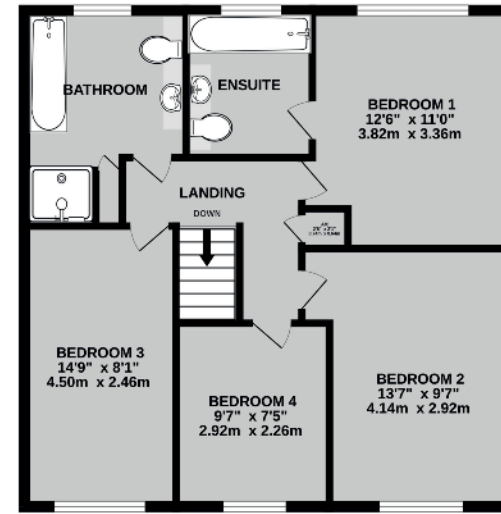




GROUND FLOOR
 932 sq.ft. (86.5 sq.m.) approx.



1ST FLOOR
 669 sq.ft. (62.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 1601 sq.ft. (148.7 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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