



FOR STARTERS



OFFERS IN EXCESS OF
£750,000

MAIN COURSE

A Characterful Detached Home on Banbury Road - Approximately 0.7 Miles from the Town Centre

Built in 1912 and full of charm, this handsome double-fronted home on the ever-popular Banbury Road is set back behind a tall hedge and generous driveway. With its classic black-and-white timber detailing, symmetrical frontage, and large garden plot, it offers a blend of period character and practical living - with plenty of room to grow, subject to planning.

The current owners have extended the house to the rear and thoughtfully upgraded much of the glazing with new double-glazed windows designed to closely mimic the original timber frames - so well matched, it's hard to tell them apart.

Step through the centrally placed front door into a welcoming hallway. To one side is a versatile snug with fireplace - ideal as a playroom, study or TV room - while on the other side is the main sitting room, a bright and elegant space with a large walk-in bay window and a Morfo multi-fuel stove.

At the rear, you'll find a good-sized kitchen/dining room overlooking the garden, with a vaulted ceiling, Velux windows for added light, and a walk-in pantry. It's a sociable and practical space for family life or entertaining. A side utility room and downstairs WC add further convenience, especially for those with children or pets.

Upstairs, a wide staircase leads to three bedrooms and a box room. The main bedroom at the front benefits from the same bay window footprint as below, filling the room with natural light. Two of the bedrooms feature original cast iron fireplaces, and the box room - tucked between the front



bedrooms – offers potential as a walk-in wardrobe or ensuite. The family bathroom is positioned at the rear. A small staircase leads up to a part-converted attic space with three small rooms, perfect for storage, hobbies or further development.

Outside, the rear garden is a real highlight – generous in size, thoughtfully planted, and beautifully mature. Despite being approximately 0.7 miles from the town centre, it has the unmistakable feel of a country garden, thanks to its established trees, natural privacy, and sense of seclusion. It's a peaceful, green space that feels a world away from the hustle of daily life. At the far end, a large timber garden store with power and light offers further potential – ideal for conversion into a garden room or home office, subject to any necessary consents.

The property is offered with no onward chain.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - F



EPC
Band - D



North East Facing Rear
Garden



Mains Gas, Electric,
Water & Drainage



Heating System
Gas Central Heating

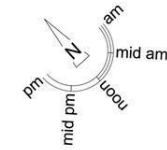


Bridgetown Primary
School

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EDWARDS
ESTABLISHED 1924



Approximate total area⁽¹⁾

1816 ft²
168.7 m²

Reduced headroom

92 ft²
8.5 m²

(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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