



18 William Close, Banbury, Oxon OX16 0UE  
£525,000

**Stanbra  
Powell** | Estate Agents  
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Property Lettings







*An impressive four bedroom detached family home with double garage.*

**Large entrance hall | Dual aspect living room | Cloakroom | Dining room | Kitchen/breakfast room | Utility room | Conservatory | Four double bedrooms, en-suite to master | Family bathroom | Landscaped south facing rear garden | Double garage | Driveway | Double glazing | Gas central heating**

Located in this quiet cul-de-sac on the north side of Banbury is this impressive four bedroom detached family home occupying corner plot position. The property benefits from two reception rooms, kitchen/breakfast room, utility, conservatory, excellent size wrap around south facing landscaped rear garden and four double bedrooms.

**Ground Floor**

Covered porch area lead to double glazed front door.

**Entrance hallway:** Doors to ground floor accommodation. Radiator. Understairs storage cupboard.

**Cloakroom:** Comprising of low level WC and wash handbasin with tiled splashback. Tiled flooring. Window to front aspect.

**Living room:** Generous size dual aspect living area with two radiators and gas fire with wooden surround. Double doors leading to conservatory.

**Conservatory:** Built of brick and UPVC construction with polycarbonate roof. Double glazing on all sides giving a good view of the garden. Tiled flooring. Double doors leading to decking area.

**Kitchen/breakfast room:** Range of base and eye level units with laminate worktop. Built-in appliances include oven with 4 ring gas hob and extractor hood. Space for fridge/freezer and dishwasher. Built-in sink unit with swan neck tap. Tiling to splashback areas. Radiator. Tiled flooring. Double doors leading to garden, window overlooking rear garden.

**Utility room:** Range of base and eye level units with laminate worktop. Built-in sink unit. Tile splashbacks. Space and plumbing for washing machine and dryer. Wall mounted Glow worm boiler which is approximately 5 years old. Radiator. Tiled flooring. Wall mounted fuse box. Door leading to garden.

**Dining room:** Window to front aspect. Radiator.

**First Floor**

**Landing:** Large feature window providing a large amount of light. Access to loft. Radiator. Cupboard housing hot water tank.

**Bedroom one:** Good size double bedroom with window to side aspect, double doors opening to Juliette balcony. Radiator. Built-in wardrobes.

**En-suite:** Three piece white suite comprising of low level WC, wash handbasin with storage drawer underneath, walk-in shower with fixed glass shower screen and Bar shower over. Heated towel rail. Fully tiled walls and flooring.

**Bedroom two:** Good size double bedroom with window to rear. Radiator. Built-in double wardrobe.

**Bedroom three:** Double bedroom with window to front aspect. Radiator. Built-in double wardrobe.

**Bedroom four:** Double bedroom with window to front aspect. Radiator.

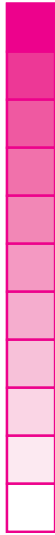
**Family bathroom:** Three piece white suite comprising of low level WC, wash handbasin and panelled bath with electric shower over. Tile splashbacks and tiled flooring. Radiator. Window to front aspect.

**Outside**

**Front:** Good size driveway for approximately two/three vehicles could be extended. The rest is mostly laid to lawn. Pathway to front door.

**Rear garden:** Measuring approximately 100 ft in width with south facing aspect, the garden wraps around the property behind the garage. Large l-shaped decked seating area the rest is mostly laid to lawn with circular paved patio in the centre. Well stocked flower beds and mature trees the garden is enclosed mostly by timber panel fencing and brick wall. Gated side access. Secondary decked area and patio behind the garage. Space for shed to the side. Pathway from the utility room to the garage, access via door.

**Brick built double garage** with metal up and over doors. Power and light connected. Storage space into the loft area.

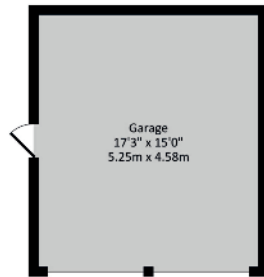




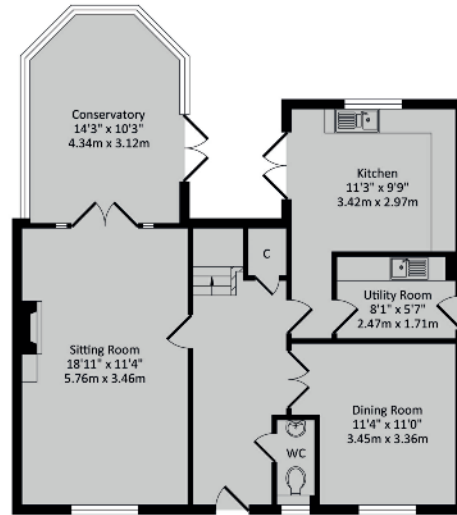




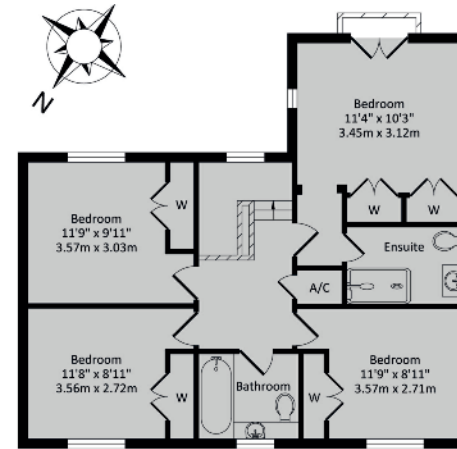
Garage  
258 sq.ft. (24.0 sq.m.) approx.



Ground Floor  
791 sq.ft. (73.50 sq.m.) approx.



First Floor  
651 sq.ft. (60.50 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	78
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

TOTAL APPROX. FLOOR AREA 1700 sq.ft. (158.0 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.

**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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