



1 Paxmans Place, Banbury, Oxon OX16 5EU
£795,000 Freehold

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





An impressive and substantial detached executive home, enjoying a private no-through road location within easy access of Banbury town centre.

Spacious entrance hall | Cloakroom | Dual aspect living room | Separate dining room | Study | L-shaped kitchen/breakfast room | Utility | Master bedroom with dressing area and en-suite | Bedroom two with en-suite | Three further double bedrooms | Bathroom | Private rear garden | Double garage with boarded loft above | Garden to front | Driveway providing off road parking for several vehicles

Enjoying a secluded position and complemented by a mature and established private south facing rear garden, a five bedroom detached house providing 2200 sq ft accommodation, benefiting from a double garage and ample off road parking.

Ground Floor

Canopy porch.
Front door.

Spacious entrance hall: Stairs rising to first floor. Engineered oak flooring. Useful understairs storage cupboard. Door to cloakroom.

Cloakroom: Engineered oak flooring. Low level WC and pedestal handbasin. Window to front aspect.

Living room: Dual aspect room. Feature stone fireplace with open hearth.

Dining room: Double doors overlooking garden. Engineered oak flooring.

Study: To front aspect.

L-shaped kitchen/breakfast room: Bowl and a half inset sink unit and drainer. Comprehensive range of wall and base units. Ample work surfaces. Space for Range cooker. Space and plumbing for dishwasher. Space for fridge/freezer. Integrated freezer. Breakfast area with window overlooking garden.

Utility: Stainless steel inset sink unit and drainer. Range of wall and base units. Cupboard housing gas boiler for domestic hot water and central heating. Free space and plumbing for washing machine and for tumble dryer. Door to side aspect.

First Floor

Half landing: Window to rear aspect.

Spacious landing: Access to loft via pull down ladder, light and power connected. Partly boarded. Airing cupboard housing hot water tank and immersion heater.

Master bedroom: Dual aspect room with windows overlooking garden. Window to front. **Dressing area.** Door to en-suite.

En-suite: Corner bath with mixer tap shower, pedestal handbasin and low level WC. All walls are tiled. Shaver socket.

Bedroom two: Generous double bedroom with windows overlooking garden.

En-suite: Tiled shower cubicle, pedestal handbasin and low level WC. Tiling to splashback areas. Shaver socket. Window to side.

Bedroom three: Double bedroom to rear aspect.

Bedroom four: Double bedroom to front aspect.

Bedroom five: Double bedroom to front aspect.

Bathroom: White suite comprising of panelled bath, separate shower cubicle, pedestal handbasin and low level WC. Tiling to splashback areas. Shaver socket. Window to front.

Agents Note

Sealed unit double glazed wooden Sash windows.
The property benefits from an alarm system.

Outside

Double garage: Brick construction. Two up and over doors to front. Light and power. Door to side. Staircase which leads up to boarded loft with Velux window, further window to side. Light and power connected. Electric heater.

Driveway: In front of the garage providing off road parking for several vehicles.

Front garden: Mature and established with shrubs, trees and bushes. Raised flower beds. Pathway to front door. Outside tap.

Rear garden: Enclosed by fencing giving a good degree of privacy. Mature and established trees. Feature patio and pergola. Areas laid to lawn. Ornamental pond. Access front to back via wooden gate. The garden measures approximately 65 ft in length x 70 ft in width.

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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.

Viewing: Through appointment with Stanbra Powell



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