



Stonesfield House, Overthorpe, Banbury, Oxon OX17 2AF
Guide Price £795,000 Freehold

Stanbra
Powell

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Accommodation

Entrance Hall: Accessed via a composite front door, the welcoming entrance hall enjoys UPVC double-glazed windows to the front and side aspects, exposed stonework, tiled flooring to the entrance, a column radiator and attractive real wood flooring throughout the main hallway. Stairs rise to the first floor and doors lead to the principal ground floor accommodation.

Living Room: A beautifully presented reception room featuring a large UPVC double-glazed window enjoying stunning views across open countryside. Finished with real wood flooring, recessed spotlights and a striking feature tiled wall, the room flows seamlessly into the open-plan living accommodation.

Kitchen/Dining/Family Room: Refitted in 2022, the bespoke kitchen is fitted with an extensive range of high quality base and eye level units finished with quartz work surfaces. A large central island provides an excellent preparation and social space and incorporates an inset sink with a Franke filtered water and instant boiling water tap. Integrated appliances include an induction hob with extractor over, electric oven, dishwasher and fridge/freezer. An opening leads to a **further kitchen and utility area**, fitted with matching bespoke cabinetry, additional quartz worktops, a second sink with Franke instant hot water tap, integrated microwave, second electric oven, four-ring induction hob and space and plumbing for both a washing machine and tumble dryer. A large front facing window frames delightful views across the adjoining countryside. **Rear Lobby:** Providing access to the side of the property, the rear lobby benefits from tiled flooring, an electric radiator, useful storage cupboard and UPVC double glazed windows overlooking the rear patio. Outside is a covered area complete with sink, ideal for gardening and potting.

Ground Floor Shower Room: Beautifully refitted with a modern three-piece suite comprising a low level WC, vanity wash hand basin with storage beneath and a shower cubicle. Finished with tiled flooring, tiled splashback areas, heated towel rail and a UPVC obscured double-glazed window.

Bedroom Five/Study: A versatile room overlooking the rear garden through two UPVC double-glazed windows. Currently used as a bedroom, it would also make an excellent home office or study. Finished with an electric panel heater.

Conservatory: Constructed of brick and UPVC with a glazed roof, this spacious conservatory provides an excellent additional reception room with real wood flooring, an electric panel radiator and French doors opening directly onto the rear patio and garden.

First Floor. Landing: A spacious landing. UPVC double-glazed window enjoying far reaching countryside views to the front. Access is provided to the fully boarded loft via a pull-down ladder, with lighting already installed. Subject to the necessary planning consent, the loft offers excellent potential for conversion into a substantial principal bedroom suite.

Bedroom One: A spacious double bedroom enjoying beautiful countryside views to the front. Features include real wood flooring, built in wardrobes, recessed spotlights and a wall-mounted radiator.

Bedroom Two: Another generous double bedroom positioned to the front of the property with uninterrupted countryside views, real wood flooring, recessed spotlights and a wall mounted radiator.

Bedroom Three: A well proportioned double bedroom overlooking the rear garden and open fields, complete with real wood flooring, recessed spotlights and a wall-mounted radiator.

Bedroom Four: A further double bedroom enjoying pleasant views across the rear garden and surrounding countryside, with real wood flooring and a wall mounted radiator.

Family Bathroom: Stylishly appointed with a contemporary three piece suite comprising a low level WC, vanity wash hand basin with storage drawers beneath and a large walk in shower enclosure with rainfall shower and separate handheld attachment. The room is finished with fully tiled walls and flooring, recessed spotlights and a heated towel rail.

Outside: The property occupies a generous plot with a **substantial block-paved driveway** for five to six vehicles. The remainder of the front garden is predominantly laid to lawn with mature flower and shrub borders, together with an attractive seating area beneath a pergola enjoying the open countryside views. The beautifully landscaped south-facing rear garden extends to approximately 100 feet in length and backs directly onto open fields, providing an exceptional degree of privacy and uninterrupted rural views. Predominantly laid to lawn, with mature shrubs, attractive curved pathways, patio and shingled seating areas, together with a sunken hot tub installed in 2020 featuring a multi-colour lighting system. A particular highlight is the fully insulated **Green Retreats Pinnacle Range** cedar garden cabin, complete with power and lighting. The garden also benefits from outside taps to both the front and rear of the property and gated side access.

Agent's Note

Planning permission was granted in 2019 for a two-storey extension. As works have commenced through the conversion of the original garage, the planning permission remains active. Further information is available via the West Northamptonshire Council planning portal. The current owners have carried out an extensive programme of improvements, including a bespoke kitchen installation, new boiler, full rewiring (2023), replacement rear windows, upgraded insulation to walls and ceilings, re-plastering throughout, replacement floorboards and the conversion of the former garage.





Outbuilding
 27 sq.ft. (11.79 sq.m.) approx.

Ground Floor
 1051 sq.ft. (97.63 sq.m.) approx.

First Floor
 674 sq.ft. (62.62 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	70 C
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 1852 sq.ft. (170.04 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.

Viewing: Through appointment with Stanbra Powell



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