



40 Claydon Close, Banbury, Oxon OX16 2DB  
£285,000

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings

*Newly built home providing generous size accommodation occupying a larger than average plot.*

**Recessed porch | Entrance hall | Cloakroom | Living room | Kitchen/diner | Master bedroom with en-suite | Two further first floor bedrooms | Bathroom | Fully enclosed private rear garden | Small garden to front | Block paved driveway**

Located on the Northern edge of Banbury enjoying a cul-de-sac position and countryside views, a three bedroom semi-detached house having recently been built to a high specification. The property was built by Bellway Homes and benefits from a 10 year NHBC building certificate

### Ground Floor

Recessed porch leads to front door.

Entrance hall with stairs rising off to first floor.

**Cloakroom:** White suite comprising of low level WC. Pedestal hand basin. Tiling splashback areas. Tiled effect flooring.

**Living room:** Window to front and side aspect.

**Kitchen/breakfast room:** Overlooking garden and countryside. Stainless steel bowl and a half inset sink unit and drainer. Comprehensive range of light wood fronted wall and base units. Integrated four ring Zanussi gas hob with stainless steel canopy extractor over. Integrated Zanussi stainless steel electric oven. Integrated Zanussi fridge/freezer. Free space and plumbing for washing machine. Further work surface and free space under. Recessed spotlights. Casement doors giving access to patio. Useful understairs storage cupboard.

### First Floor

**Landing:** Access to loft. Airing cupboard housing hot tank and immersion heater.

**Master bedroom** to front aspect with fitted wardrobes.

**En-suite:** Fully tiled shower cubicle with thermostatic shower unit. Pedestal hand basin. Low level WC. Tiling to splashback areas. Tiled effect flooring.

**Bedroom two:** Overlooks the garden and fields to rear.

**Bedroom three:** Overlooks the garden and fields to rear.

**Bathroom:** White suite comprising of panelled bath, pedestal hand basin and low level WC. Complimentary tiling to splashback areas. Tiled effect flooring. Extractor. Recessed spotlights.

### Outside

**Rear garden:** Fully enclosed west facing garden giving a good degree of privacy. Predominately laid to lawn. Patio area. Hardstanding for shed. Feature glass balustrade. Access front to back via wooden gate.

**Front:** Small area of garden with shrubs and bushes. Block paved driveway to side giving off road parking for several vehicles. Pathway to front door.

### Banbury

The town of Banbury is conveniently located only 2 miles from Junction 11 of the M40 meaning larger cities are within easy reach. There are regular trains to London Marylebone and Birmingham New Street, and some very attractive countryside around and places of historical interest are within easy reach.

**Services:** All

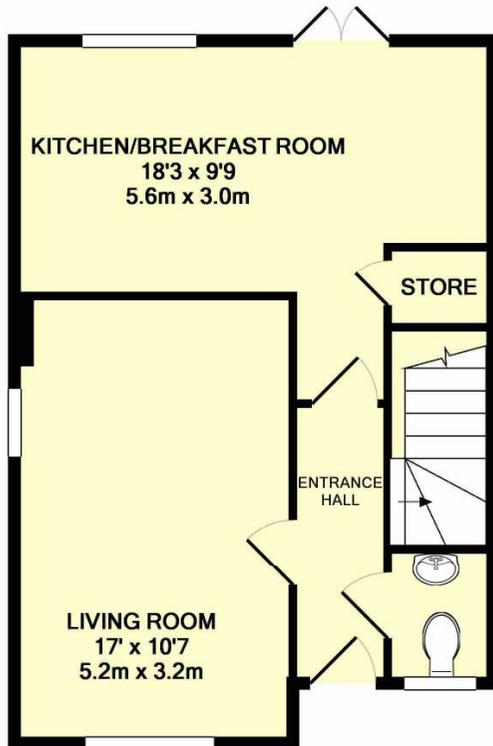
**Council Tax Banding:** To be confirmed.

**Authority:** Cherwell District Council

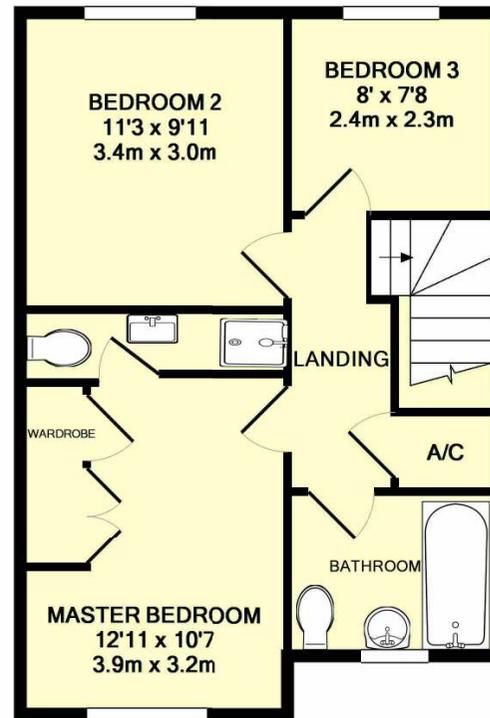
**Directions:** From Banbury Cross proceed North along North Bar at the main traffic lights continue onto the Southam Road, just as you leave Banbury the Hardwick Hill development can be found on the right hand side. Claydon Close cul-de-sac can be found on the right hand side.







GROUND FLOOR  
APPROX. FLOOR  
AREA 467 SQ.FT.  
(43.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 467 SQ.FT.  
(43.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 934 SQ.FT. (86.7 SQ.M.)

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  
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**Important Agent's Note** All services throughout the property are Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

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