



Chapel Cottage, 18 Boxhedge Road, Banbury, Oxon OX16 0BP  
OIRO £300,000

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings



*Characterful cottage within walking distance of the town centre.*

Entrance porch | Living room with feature fireplace|Kitchen/Breakfast room| Conservatory| Two first floor bedrooms | Bathroom| Two second floor bedrooms| Enclosed rear garden| Garden to front | Conservation area

Offered with no onward chain and providing generous size accommodation a Grade 11 listed four bedroom stone cottage believed to date back to 1700 c. Located within walking distance of many amenities including primary schools, leisure centre, Peoples Park and town centre.

### Ground Floor

Front door leads to;

**Entrance porch:** Slate flooring. Door giving access to;

**Living room:** Laminate flooring. Feature Inglenook fireplace. Exposed beams. Stairs rising off to first floor. Fully glazed door giving access to;

**Conservatory:** UPVC construction. Laminate flooring. Windows overlooking garden. Polycarbonate roof. Casement doors giving access to garden.

From the living room door through to;

**Kitchen/Breakfast room:** Stainless steel bowl and a half sink unit and drainer. Comprehensive range of wall and base units with tongue and groove panelled work surfaces. Slate flooring. Exposed beams. Free space for Range cooker. Tiling to splashback areas. Useful understairs storage cupboard. Wall mounted Worcester gas combination boiler for domestic hot water and central heating. Free space and plumbing for washing machine. Work surface and free space under. Stable style door giving access to garden.

### First Floor

**Landing:** Stairs rising off to second floor. Door to;

**Bedroom two:** Generous double bedroom with feature fireplace. Dual aspect room.

**Bathroom:** White suite comprising of panelled bath with mixed tap shower. Pedestal hand basin. Low level WC. Tiling to splashback areas. Radiator. Laminate flooring.

**Bedroom three:** Double bedroom to rear aspect.

### Second Floor

Exposed beams.

**Master bedroom:** Exposed beams. Velux window to rear. Exposed stonework.

**Bedroom four:** Single bedroom with range of wardrobes. Exposed beams.

### Outside

**Rear garden:** South/east facing garden enclosed by close board and fencing. Predominately laid to lawn. Patio area. Shrubs and bushes. The garden measures approximately 60ft in length. Access front to back via gate.

**Front:** Small area laid to lawn. Further area laid to shingle. Potential for off road parking for one vehicle subject to the necessary planning permissions.

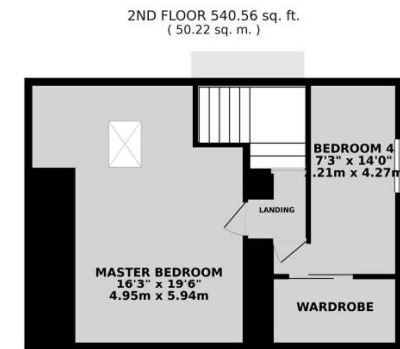
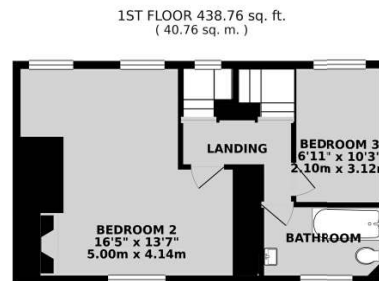
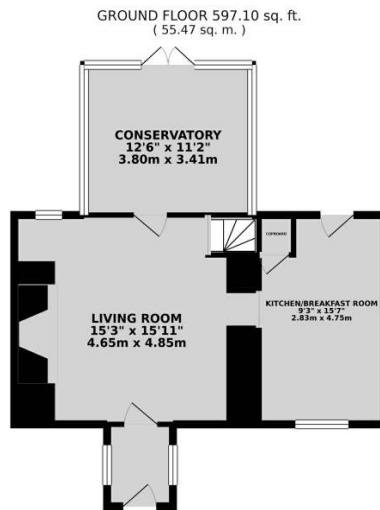
Services: All  
Council Tax Banding: C  
Authority: Cherwell District Council

**Directions:** From Banbury Cross proceed north to the main traffic lights at the T-junction and take the left turn into the Warwick Road. Continue along this road and take the third left turn into Boxhedge Road and the property can be found on the left hand side.



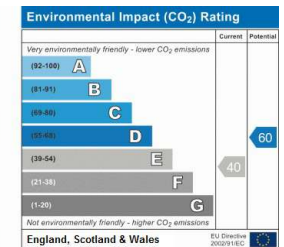
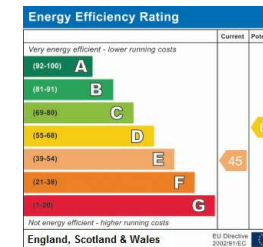






TOTAL FLOOR AREA : 1576.42 sq. ft. ( 146.45 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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