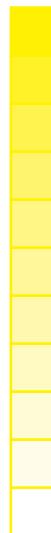




4 Hightown Place, Banbury, Oxon OX16 9TZ
£628,000

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Powell | Estate Agents
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Property Lettings





An impressive newly built split level executive home providing spacious and versatile accommodation throughout

Entrance hall | Cloakroom/WC | Bedroom five/snug | Study | Lower ground floor kitchen/breakfast/family room | Utility | First floor living room with Juliette balcony | First floor bedroom with en-suite | Upper first floor, two further double bedrooms and bathroom | Master suite to second floor with en-suite | Enclosed south facing rear garden | Garden to front | Double garage and driveway

Having recently been built to a high specification an excellent five bedroom split level detached home located on this exclusive development of only four detached houses conveniently located within walking distance of the railway station, town centre and further amenities including both primary and secondary schools.

Ground Floor

Recessed porch.

Front door.

Entrance hall with oak flooring.

Cloakroom: Wall hung hand basin. Low level WC. Tiling to splashback areas. Tiled floor. Extractor.

Bedroom five/snug: Oak flooring. Double glazed window to front aspect.

Study: Oak flooring. Double glazed window to front.

Oak stairs rising off to first floor. Oak stairs leading down to **lower ground floor** inner hallway. Tiled floor. Door through to;

Utility room: Franke stainless steel inset sink unit and drainer. Range of wall and base units. Free space and plumbing for washing machine. Space for tumble dryer. Tiled flooring. Cupboard housing Glow Worm gas combination boiler for domestic hot water and central heating. Door through to kitchen/breakfast/family room.

Kitchen/breakfast/family room: Kitchen area comprises of comprehensive range of contemporary wall and base units with stone work surfaces. Feature island with Siemens induction hob. Remote control Siemens canopy extractor. Integrated Siemens double oven and grill and warming plate. Siemens dishwasher. Porcelain tiled floor. Bi-fold doors leading to rear garden.

First Floor

Landing: Airing cupboard.

Living room with sliding doors and Juliette balcony.

Bedroom two, a generous double bedroom.

En-suite: Walk-in shower cubicle with contemporary tiling. Wall hung handbasin. Low level WC. Tiled flooring with under floor heating. Extractor. Window.

Upper First Floor

Skylight window. Spacious landing.

Bedroom three and four: Two double bedrooms to front aspect.

Family bathroom: Panelled bath, WC and handbasin. Contemporary tiling. Tiled floor with underfloor heating. Extractor. Window to side.

Second Floor

Landing: Skylight window. Eaves storage.

Master suite: Substantial double bedroom with dressing area. Two feature Velux Cabrio roof/balcony windows.

En-suite: Walk-in shower cubicle with contemporary tiling. Wall hung handbasin. Low level WC. Tiled flooring with under floor heating. Extractor. Window.

Outside

Rear garden: Enclosed south facing private rear garden. Laid to lawn. Patio area. Outside tap. Access front to back via pathway and staggered steps. Outside power points. The garden measures 30 ft length x 40 ft width.

Front: Block paved driveway providing off road parking for one vehicle. Pathway to front door. Raised flower beds.

Double garage with two up and over doors. Pitched roof. Blocked paved driveway to front providing off road parking for further two vehicles.

Agents Note

To include all flooring and carpets.

CCTV installed.

10 year build zone warranty

All internal doors are oak.

'Nest' heating controls.

Villeroy and Boch sanitary ware.

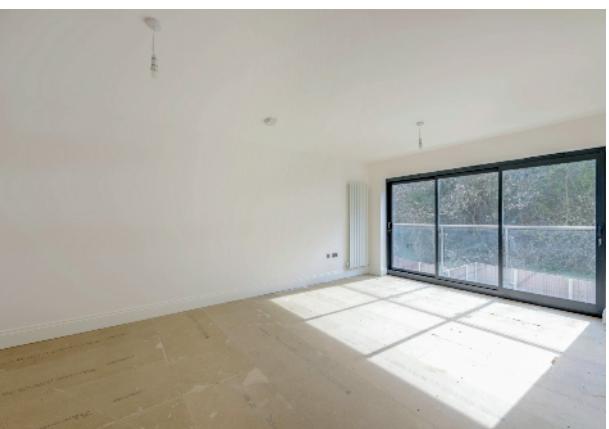
Services: All

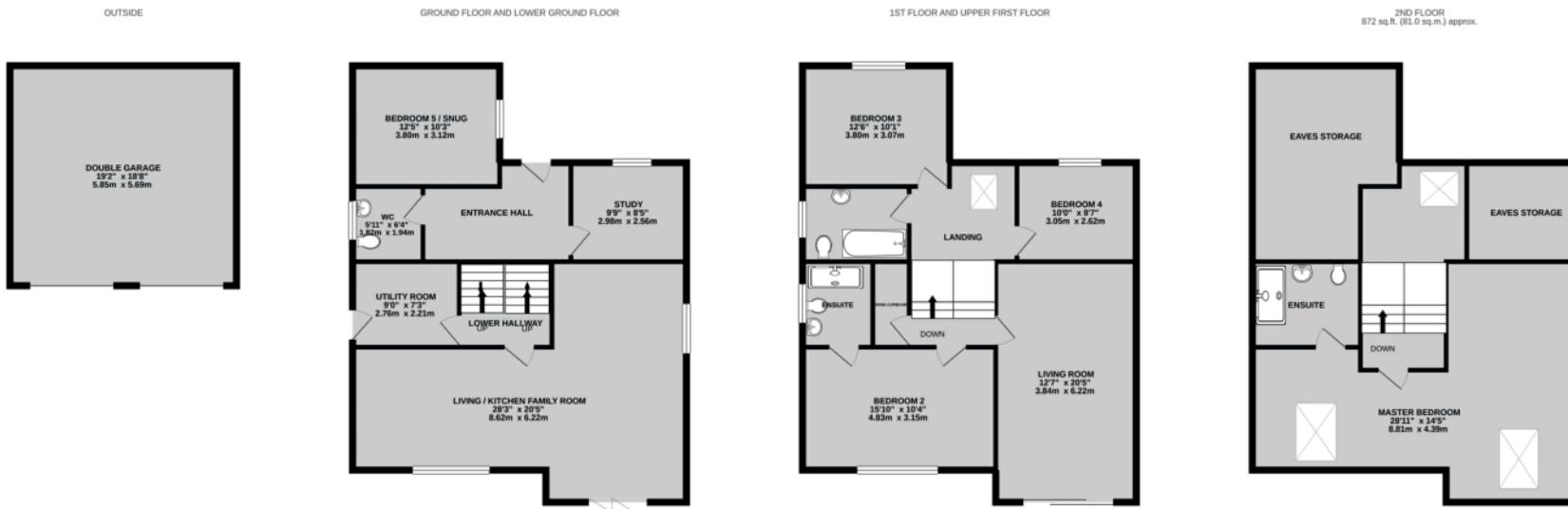
Council Tax Banding: F

Authority: Cherwell District Council

Directions: From Banbury Cross proceed South on the Oxford Road and at the Horton General Hospital take the left turn into Hightown Road. Turn right into Hightown Leyes and Hightown Place can be found at the end of this road.



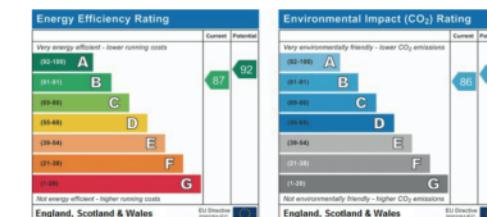




TOTAL FLOOR AREA : 2650sq.ft. (246.2 sq.m.) approx.

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

Viewing: Through appointment with Stanbra Powell



5/6a Horsefair, Banbury,
Oxon OX16 0AA

t: 01295 221100
e: post@stanbra-

stanbra-powell.co.uk

