



2 Park Vale, Hightown Road, Banbury, Oxon OX16 9BE  
£585,000

**Stanbra  
Powell** Estate Agents  
Valuers  
Property Lettings





*An impressive and versatile spacious home enjoying a secluded position within walking distance of the town centre, main line train to London and Birmingham and further amenities*

**Entrance hall | Living room with feature log burner | Separate dining room | Kitchen/Breakfast room | Utility | Study | Four first floor bedrooms | Two en-suite bathrooms | Family bathroom | Further bedroom to second floor and shower room | Enclosed private south facing garden | Shingle garden to front | Block paved driveway | Double garage**

Offered in excellent decorative order throughout and providing generous size accommodation, a five bedroom three storey modern house enjoying a private rear garden backing onto woodland. The property is offered in excellent decorative order throughout and can be found at the end of a private road.

### Ground Floor

Recessed porch.

Front door.

**Entrance hall:** Tiled flooring. Underfloor heating. Stairs rising off to first floor. Keypad for alarm system.

**Living room:** Casement doors giving access to garden. Feature log burner. Wall lights.

**Kitchen/Breakfast room:** Kitchen area comprising of stainless steel inset sink unit and drainer. Comprehensive range of ivory fronted wall and base units. Complementary tiling to splashback areas. Granite work surfaces. Space for Range cooker. Integrated dishwasher. Space for American style fridge/freezer. Tiled flooring with underfloor heating. Breakfast area has feature semi-vaulted roof with double glazed windows. Casement doors giving access to garden. Useful understairs storage. Recessed spotlights. From the kitchen door through to;

**Utility:** Stainless steel inset sink unit and drainer. Work surface, free space and plumbing for washing machine. Wall mounted Potterton gas boiler for domestic hot water and central heating. Matching flooring. Double glazed door to side aspect.

**Cloakroom:** Low level WC. Pedestal hand basin. Tiling to splashback areas. Extractor. Tiled flooring.

**Dining room** to front aspect.

**Study** to front aspect.

### Agents Note

All ground floor rooms have underfloor heating with individual thermostats in each room.

### First Floor

**Landing:** Spacious landing. Double glazed window overlooking parkland. Airing cupboard housing hot tank and immersion heater. Stairs rising off to second floor.

**Master bedroom:** To front aspect. Generous double bedroom.

**En-suite:** Comprises of fully tiled shower cubicle with thermostatic shower. Wall mounted hand basin with inset vanity unit. Low level WC. Heated towel rail. Underfloor heating. Further tiling to splashback areas. Shaver socket. Recessed spotlights. Window to side. Tiled flooring.

**Bedroom two:** Generous double bedroom to rear aspect.

**En-suite:** Fully tiled shower cubicle with thermostatic shower. Low level WC. Pedestal hand basin. Further tiling to splashback areas. Tiled flooring. Heated towel rail. Shaver socket and light. Extractor. Underfloor heating.

**Bedroom four** to rear aspect.

**Bedroom five** to front aspect with useful store cupboard.

**Family bathroom:** Modern white suite comprising of tongue and groove panelled bath. Pedestal hand basin. Low level WC. Tiling to splashback areas. Tiled flooring. Underfloor heating. Heated towel rail. Shaver socket. Recessed spotlights.

### Second Floor

**Landing:** Useful eaves storage. Door to;

**Bedroom three** with window to rear. Further eaves storage. From the landing door to;

**Shower room:** Fully tiled double width shower cubicle with thermostatic shower. Hand basin with inset vanity unit. Low level WC. Tiling to splashback areas. Heated towel rail. Underfloor heating. Shaver socket. Extractor.

### Outside

**Rear garden:** South facing, enclosed by close board and fencing giving a good degree of privacy. Predominately laid to lawn. Large decking area and balustrade. Further decking area. Areas laid to shingle. Raised flower beds. Patio area. Outside electric points. Approximately measuring 45 ft x 35 ft. Access to driveway via wooden gate.

**Driveway** to the side is block paved providing off road parking for approximately two vehicles. Outside tap.

**Front:** Brick built **double garage** with electronic roller up and over door. Light and power connected. Pitched roof for further storage. Pathway to front door. Outside lights.

To the front of the property is an area stocked with shrubs and bushes with feature garden sleepers.

**Services:** All Council Tax Banding: F

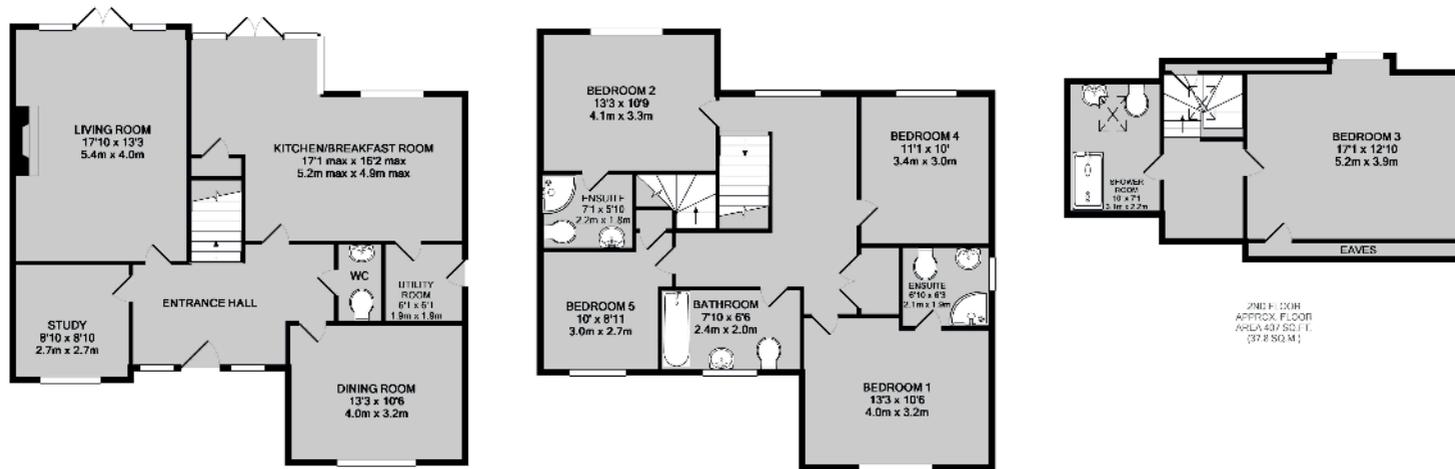
**Authority:** Cherwell District Council

**Directions:** From Ban bury Cross proceed south on the Oxford Road and continue until passing the Horton General Hospital.

At the traffic lights turn left into High town Road and the property can be found on the right hand side.

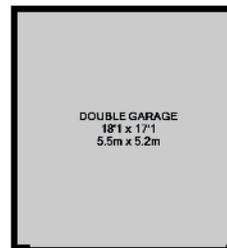






GROUND FLOOR  
 APPROX. FLOOR  
 AREA 811 SQ.FT.  
 (84.6 SQ.M.)

1ST FLOOR  
 APPROX. FLOOR  
 AREA 879 SQ.FT.  
 (91.4 SQ.M.)



OUTSIDE  
 APPROX. FLOOR  
 AREA 333 SQ.FT.  
 (37.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2023 SQ.FT. (232.5 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan, certain details, measurements of space, window positions, etc. will be taken as approximate and not intended to be taken as any guarantee, or any 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 operation or efficiency can be given.  
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**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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