



15 Edgcote Way, Banbury, Oxon OX16 2DT  
£499,950

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings





*A very well presented and spacious four double bedroom family home located on the popular Hanwell View development.*

**Hallway | Cloakroom | Dining room |**

**Kitchen/breakfast/family room | Living room | Study | Four double bedrooms, two with en-suites | Family bathroom |**

**Rear garden | Driveway | Garage**

An incredibly well presented and spacious modern family home on the popular Hanwell View development, the property benefits from two reception rooms, large kitchen/dining area leading to rear garden, separate office/study, four double bedrooms two with en-suites and larger than average rear garden, single garage and driveway.

### Ground Floor

Double glazed door leading to generous size **hallway** with stairs rising to first floor.

**Dining room:** Double glazed window to front aspect. Double glazed bay window to side aspect. Double panel radiator.

**Study:** Double glazed window to side aspect. Single panel radiator. Broadband and telephone point connected.

**Cloakroom:** White suite comprising of low level WC and modern wash handbasin. Tile splashbacks. Extractor fan. Amtico flooring. Single panel radiator.

From the hallway, access to kitchen.

**Kitchen/breakfast room with family area:** Double glazed window to front and side aspect. Double glazed patio doors leading to patio area with pergola. Kitchen fitted with a range of modern base and eye level units with tile splashbacks. One and a half sink unit and drainer with mixer taps over. Integrated oven, hob and extractor. Integrated fridge/freezer, dishwasher and washing machine. Cupboard housing Logic Ideal boiler. Space for large dining table. Family area to the rear with two Velux roof windows. Downlighters. Amtico flooring. Smoke detector and carbon monoxide monitor.

**Good size living room:** Windows to both side aspects. Double glazed patio doors onto rear garden. Radiator.

### First Floor

**Landing:** Radiator. Loft access. Double glazed window to side aspect. Doors to all bedrooms and bathroom. Door to airing cupboard housing high pressure hot water tank.

**Master bedroom:** Double glazed windows to front and side aspect. Two built-in wardrobes. Single panel radiator. Door to generous en-suite.

**En-suite:** Double shower cubicle with tile splashbacks, rainforest shower over. White suite comprising of low level WC and wash handbasin. Predominately tile splashbacks. Heated towel rail. Amtico flooring. Extractor. Downlights. Obscured double glazed window to rear aspect.

**Bedroom two:** Double bedroom with double glazed window to front aspect. Single panel radiator. Recess for wardrobes.

**En-suite:** Obscured double glazed window to front aspect. Double shower cubicle with mixer shower and rainforest shower over, fully tiled splashbacks. White suite comprising of low level WC, wash handbasin with mixer taps. Predominately tiled splashbacks. Amtico flooring. Heated towel rail. Downlights. Extractor.

**Bedroom three:** Double bedroom with double glazed windows to rear and side aspect. Single panel radiator.

**Bedroom four:** Double bedroom with double glazed window to rear aspect. Single panel radiator.

**Family bathroom:** Double glazed obscured window to side aspect. White suite comprising of panelled bath with modern mixer taps over, low level WC and wash handbasin. Half tiled with modern grey tiling. Display shelf. Amtico flooring. Downlights. Heated towel rail.

### Outside

**Rear garden:** Covered patio area by pergola. The remainder of the garden is enclosed by panelled fence and brick wall. Deceptively spacious rear garden. Predominately laid to lawn, well stocked with tree and shrub borders. Patio area. Corner seating area behind the garage. Area laid to shingle with shed. Patio walkway leading to gated side access, leading to driveway and single garage with power and light.

**Front:** Well stocked with tree and shrub borders. Shingled area leading to paved footpath which is raised to the front door. Front door is enclosed by dwarf brick wall and iron railings. Small storm porch to front with wall light. Small footpath to side of the property with well stocked mature tree and shrub borders.

**Blocked paved driveway** providing parking for one vehicle leading to **single garage** with up and over door, power and light connected and eaves storage.

### Agents Note

There is a yearly service charge of £130.00.

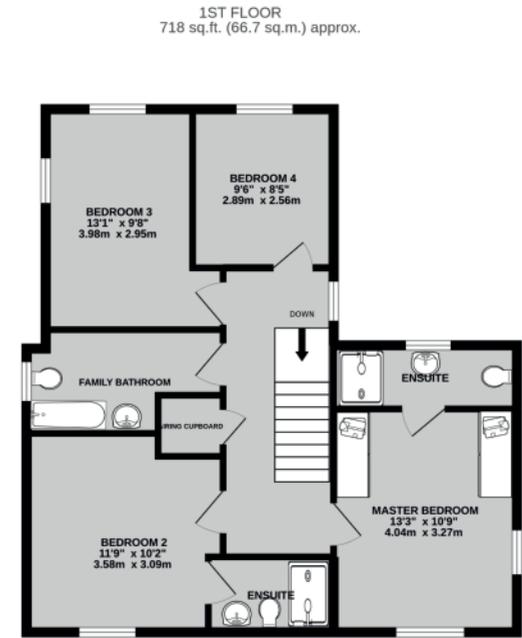
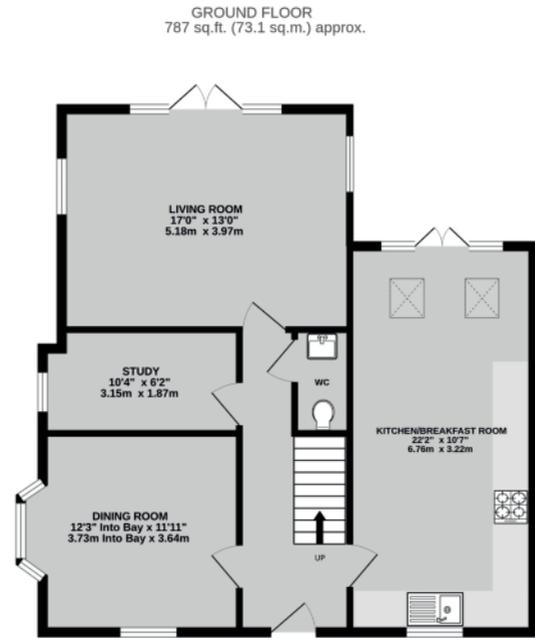
Services: All Council Tax Banding: F  
Authority: Cherwell District Council







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	85	93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



TOTAL FLOOR AREA : 1505 sq.ft. (139.8 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 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.

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