



43 Lord Grandison Way, Banbury, Oxon OX16 1EQ  
£195,000 Freehold

**Stanbra  
Powell** | Estate Agents  
Valuers  
Property Lettings





*A freehold detached Coach house offered in excellent decorative order throughout, benefiting from garage and driveway in this sought after development.*

**Entrance hall | Dual aspect open-plan living/kitchen/dining room | Double bedroom with fitted wardrobes | Bathroom | Gas central heating | UPVC double glazing | Garage | Driveway**

Providing well-proportioned accommodation throughout, a one bedroom detached Coach house located on the popular Hanwell Fields development within close proximity of an array of amenities.

#### Accommodation

Canopy porch.  
Front door.

**Entrance hall:** Stairs rising off to first floor. Door to garage. Stairs rising to further hallway. Double glazed window to rear aspect. Cupboard housing Worcester Bosch gas combination boiler for domestic hot water and central heating (installed in 2018), plus further shelving unit. Access to loft. Door to open-plan living/kitchen/dining room.

**Living area:** Double glazed window to front. Double glazed window to rear. Radiator.

**Kitchen area:** Stainless steel inset sink unit and drainer. Comprehensive range of contemporary wall and base units. Tiling to splashback areas. Complementary work surfaces. Free space and plumbing for washing machine. Space for fridge/freezer. Further work surface with free space under. Integrated 4 ring Neff gas hob with electric oven under, extractor fan over. Pantry style storage cupboard.

**Bedroom:** Double bedroom with window to front aspect. Fitted wardrobes.

From the hallway door through to bathroom.

**Bathroom:** Contemporary white suite comprising of panelled bath with Mira Select shower unit over, pedestal handbasin and low level WC. Tiling to splashback areas. Shaver socket. Extractor fan. Vinolay flooring. Double glazed window.

#### Agents Note

Radiators in all rooms.  
Windows are UPVC double glazed.

#### Outside

**Single garage:** Metal up and over door. Light and power connected. Water tap. Useful understairs storage.

Allocated parking bay in front of the garage.

**Front:** Area laid to lawn with pathway to front door.

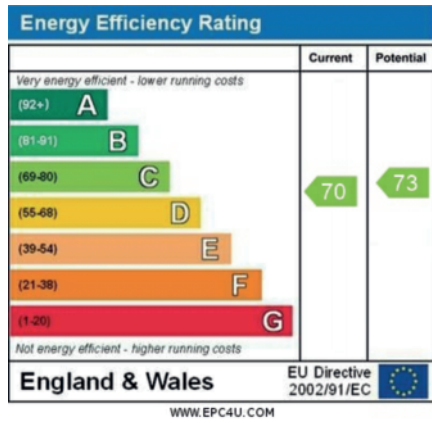


Services: All Council Tax Banding: A  
Authority: Cherwell District Council

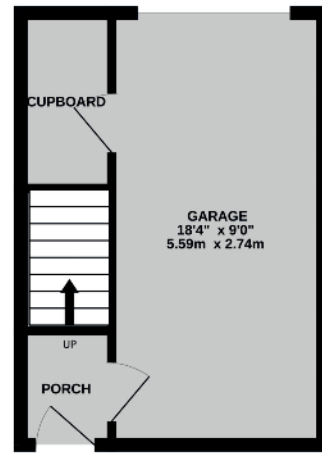
**Directions:** From Banbury Cross proceed north along North Bar and at the main set of traffic lights continue onto Southam Road heading out of Banbury. Just before leaving Banbury take the left turn at the large roundabout onto Dukes Meadow Drive, left onto Lapsley Drive and Lord Grandison Way can be found on the left hand side.



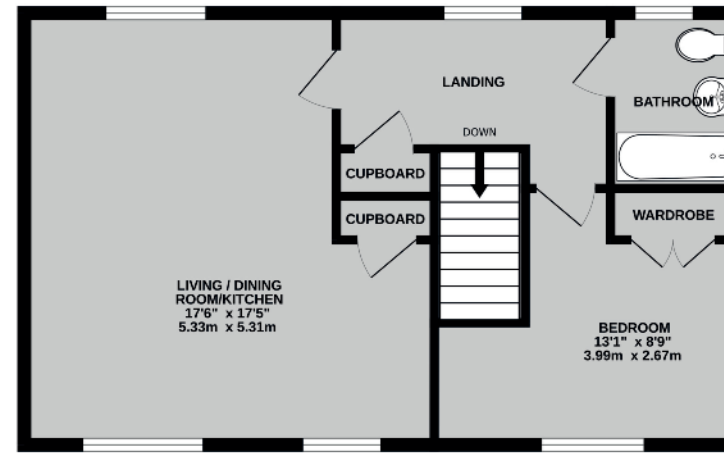




GROUND FLOOR  
236 sq.ft. (21.9 sq.m.) approx.



1ST FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.5 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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