



9 Ravensmead, Banbury, Oxon OX16 9RA
£425,000

**Stanbra
Powell**

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Located on the Poet's corner estate in a small cul-de-sac location is this very well presented extended family home. The property benefits from three reception rooms, four well-proportioned bedrooms, two bathrooms, established rear garden, garage and parking. The property is within walking distance of local shops, schools and very close proximity to Banbury town centre.

Entrance hall | Cloakroom | Three reception rooms | Extended kitchen | Study | Four well-proportioned bedrooms | En-suite | Family bathroom | Established rear garden | Double glazed | Gas central heating | Garage | Driveway | Cul-de-sac location

Ground Floor

Part glazed composite door leading to entrance hall with terracotta tiling. Radiator. Door leading to cloakroom.

Cloakroom: Window to front aspect. Modern white suite comprising of corner low level WC and wall mounted wash handbasin with tile splashbacks.

Main entrance hall with stairs rising to first floor. Double doors into living room.

Living room: Light and airy room with window to front aspect. Radiator. Understairs storage area. Double doors leading into dining room.

Dining room: Sliding patio doors onto decking. Laminate wood flooring. Radiator. Doors leading to extended kitchen and study. Part glazed wooden door to kitchen.

Extended kitchen: Patio doors opening onto rear patio. Window to side aspect. Fitted with a range of base and wall mounted units with work surface over. Modern brick style splashbacks. One and a half sink drainer unit with mixer taps. Eye level double oven. Electric hob. Extractor hood. Space for white goods including dishwasher, washing machine and upright fridge/freezer. Breakfast bar area with seating for 2. Further additional area with potential for breakfast table. Radiator. Downlights.

From the dining room, wooden door leading to study.

Study: Window to rear aspect. Door leading to garage. Radiator. This room can be used as a study/playroom/office.

Garage: Up and over door. Power and light connected and loft with light.

First Floor

Landing: Access to loft with light. Doors leading to all four bedrooms and family bathroom. Airing cupboard housing heating boiler.

Bedroom one: Large window to front aspect. Radiator. Wooden flooring. Door leading to en-suite.

En-suite: Modern single shower cubicle with modern brick style tiling and chrome shower over. Wall mounted wash handbasin with tile splashbacks. Low level WC. Tiled flooring. Extractor fan.

Bedroom two: Double bedroom with large window to rear aspect. Radiator. Recess area for wardrobes.

Bedroom three: (forming part of the extension) Good size single bedroom with window to front aspect. Radiator. Laminate wood flooring.

Bedroom four: Window to front aspect. Laminate wood flooring. Radiator. Stairs bulkhead with built over storage.

Family bathroom: Window to rear. P-shaped shower bath with mixer taps and Triton T70 SI shower over, glass shower screen. Fully tiled splashbacks. Wash handbasin with mixer taps inset vanity unit with storage below. Low level WC. Part tiled splashbacks. Heated towel rail. Tiled flooring.

Outside

Rear garden: Enclosed by panel fencing with gated access to side. Beautifully maintained and well stocked established rear garden with raised decking area and patio areas for seating. The remainder is laid to lawn with paved patio pathway through the centre leading to hardstanding for shed. Shingled seating area. A number of established trees, shrubs and hedges offering a high level of privacy. Raised decking area with patio doors leading onto dining room. Raised patio area enclosed by dwarf brick wall with steps leading down onto garden. Two gates for security between gates is an outside tap.

Front: Block paved driveway with parking for two vehicles and access to garage with up and over door. Additional shingled area for further parking. Block paved pathway to iron gate leading to side of the property. Further shingled area with a range of planted pots. Step to front door.

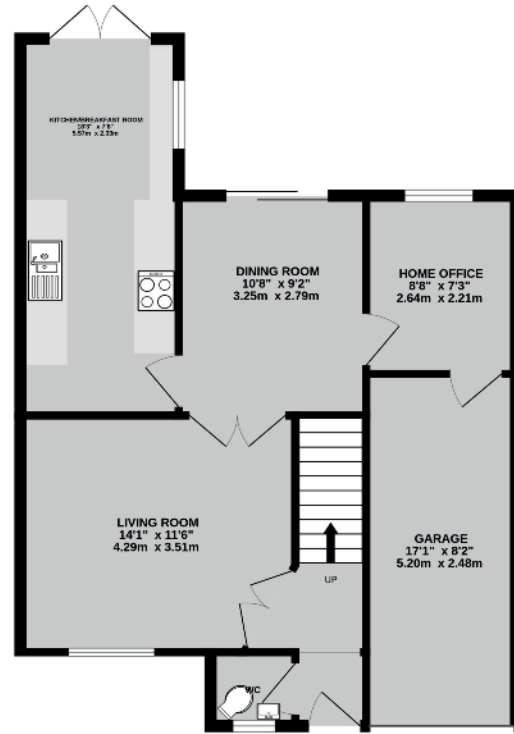
Services: All **Council Tax Banding:** D
Authority: Cherwell District Council



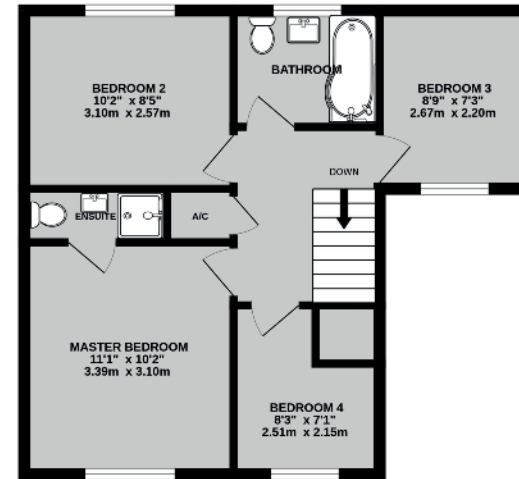




GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.7 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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