



35 Wykham Lane, Broughton, Banbury, Oxon OX15 5DT
£275,000

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

Well presented two bedroom property within unspoilt village on the edge of Banbury

Entrance hall | Living/dining room with log burner | Kitchen | Ground floor bedroom two with en-suite bathroom | First floor master bedroom with en-suite shower room | Private established rear garden | Two workshops and further timber shed | Shingle driveway to front providing off road parking for several vehicles

Providing well proportioned accommodation throughout and complemented by a mature and established rear garden, a two bedroom property located in this quiet village approximately two miles west of Banbury. The property also benefits from a feature cast iron log burner, large substantial timber workshop to the rear of the garden and ample off road parking.

Accommodation

Front door leads to;

Entrance hall: Tiled floor. Stairs rising off to first floor.

Door through to inner lobby.
Walkway through to;

Living/dining room: Feature cast iron log burner with tiled hearth. Double glazed window to front. Door through to;

Kitchen: Stainless steel inset sink unit and drainer. Range of wall and base units. Tongue and groove wood panelling. Tiling to splashback areas. Tiled flooring. Free space and plumbing for washing machine. Space for cooker. Space for fridge/freezer. Cupboard housing newly installed Worcester gas boiler for domestic hot water and central heating. Door giving access to garden.

From inner hallway door to;

Bedroom two: Double bedroom. Tongue and groove wood panelling to one wall. Window to side. Door to;

En-suite bathroom: White suite comprising of panelled bath with thermostatic shower over, wall mounted hand basin with inset vanity unit and low level WC. Tiling to splashback areas. Tiled floor. Extractor. Heated towel rail. Double glazed window to rear.

From the hallway stairs rising off to;

Master bedroom: Velux window to front and rear. Views over open countryside. Comprehensive range of fitted wardrobes to one wall. Tongue and groove door giving access to;

En-suite: Fully tiled shower cubicle. Wall hung hand basin. Low level WC. Further tiling to splashback areas. Tiled flooring. Heated towel rail. Double glazed window to rear aspect.

Outside

Rear garden: Fully enclosed by hedgerow and fencing giving a good degree of privacy. Patio area. Timber shed. Areas laid to lawn, shrubs and bushes. Large tree. At the rear of the garden is a timber workshop with double doors to front, personal door and window, light and power connected. Second workshop with light and power, concrete built with a timber shell. The garden measures approximately 100 ft. Access front to back via wooden gate.

Front: Shingle driveway providing off road parking for several vehicles. Hedgerow and fencing to boundaries.

Agents Note

The boiler has an extensive warranty and is wifi controllable (from a phone app).

Broughton

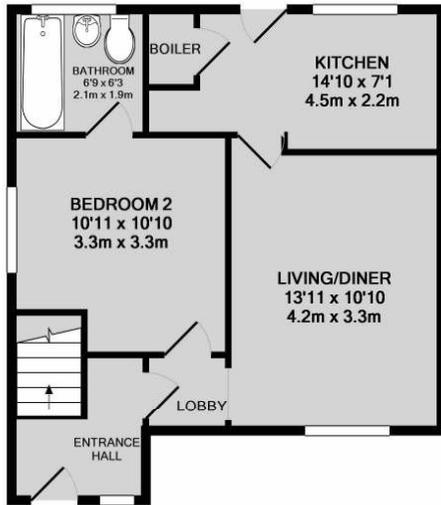
The village of Broughton is to the west of Banbury and is home to Broughton Castle which is open to the public during the summer months. There is a popular public house Saye & Sele. Further amenities can be found in Banbury including Banbury train station which provides trains to London Marylebone and Junction 11 M40.

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

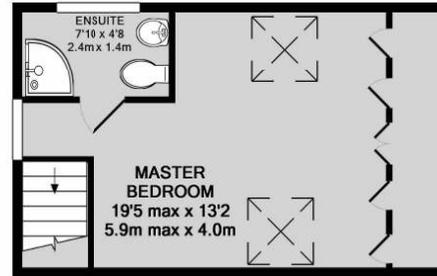
Directions: From Banbury Cross proceed west along West Bar and continue into the Broughton Road; proceed along this road and over the roundabout, passing the North Newington Social Club and into the village of Broughton. Take the second left turn into Wykham Lane.



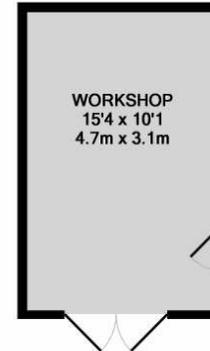




GROUND FLOOR
APPROX. FLOOR
AREA 476 SQ.FT.
(44.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 284 SQ.FT.
(26.4 SQ.M.)

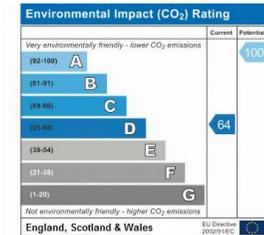
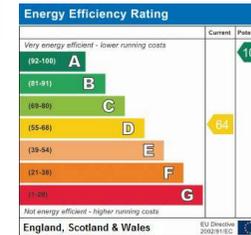


OUTSIDE
APPROX. FLOOR
AREA 154 SQ.FT.
(14.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 914 SQ.FT. (84.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2019



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

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

t: 01295 221100
e: post@stanbra-