



33 Garners Field, Great Bourton, Banbury, Oxon OX17 1FH
£485,000

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





Extremely well presented and spacious four bedroom detached family home with larger than average rear garden.

Entrance hall | Living room | Kitchen/dining room with bi-fold doors | Cloakroom | Utility room | Study/dining room | Four double bedrooms, en-suite to master | Family bathroom | Larger than average rear garden | Single garage | Driveway | Air Source heating | NHBC guarantee

Located in the much sought after village of Great Bourton on a small development is this four double bedroom detached family home presented in excellent order throughout. Built in 2019 by Hayfield Homes who have an excellent reputation for building quality homes this four bedroom family home boasts a larger than average rear garden (measuring approximately 45 ft x 49 ft) with bi-fold doors leading from the large kitchen/dining room onto patio area, two reception rooms, utility room, driveway and garage. Viewing highly recommended. The property is close to many amenities including local public house, church and village hall for community/baby groups. Nearby is Cropredy primary school which is very popular as well as other village schools locally.

Ground Floor

Entrance via double glazed door leading to;
Entrance hallway: Ceramic tiled flooring. Stairs rising to first floor. Large understairs storage cupboard. Air Source underfloor heating.

Cloakroom: Ceramic tiled floor. Underfloor heating. Radiator. Contemporary white ROCA suite comprising of low level WC with push button flush, sink unit with storage underneath. Tiled splashback. Extractor fan. Sunken spotlights.

Living room: Spacious dual aspect living room with double glazed window to front aspect. UPVC double glazed windows and double doors opening onto patio to the rear. Light and airy room, generous in size ideal for a family. Stone fireplace. Underfloor heating.

Study/dining room: UPVC double glazed window to front aspect. Underfloor heating. Ideal for dining room or home office.

Kitchen/dining room: Range of contemporary grey base and eye level units. Quartz worktop and splashback. Built-in sink unit with swan neck tap. Fully integrated Bosch appliances including dishwasher, double oven, induction hob, extractor fan and fridge/freezer. Ceramic tiled floor. Large dining area with UPVC double glazed window overlooking rear garden, bi-fold doors leading to paved patio area. Sunken spotlights.

Utility room: Range of contemporary grey base and eye level units. Built-in sink unit. Underfloor heating. Space and plumbing for washing machine and dryer. Cupboard housing Daikin boiler. UPVC double glazed door onto rear garden.

First Floor

Landing: Doors to all first floor accommodation. Airing cupboard housing Daikin hot water tank. Access to loft.

Bedroom one: Large double bedroom currently housing a super kingsize bed with ample remaining space. Hammonds fitted wardrobes with partially mirrored doors. Radiator. UPVC double glazed window overlooking rear garden.

En-suite: Contemporary ROCA three piece white suite comprising of low level WC, wash handbasin, double shower cubicle with rainfall shower over and separate shower attachment. UPVC double glazed obscured to rear aspect. Wall mounted towel rail. Ceramic tiled floor and walls. Sunken spotlights. Extractor fan.

Bedroom two: Good size double bedroom large enough for a king size bed. Hammonds built-in wardrobes. Radiator. UPVC double glazed window overlooking rear garden.

Bedroom three: Good size double bedroom large enough for a king size bed. Radiator. UPVC double glazed window to front aspect.

Bedroom four: Double bedroom with UPVC double glazed window to front aspect. Radiator.

Bathroom: Contemporary ROCA four piece white suite comprising of low level WC, wash handbasin with drawer storage underneath, tiled panelled bath and double shower cubicle with rainfall shower over and separate shower attachment. Heated towel rail. Ceramic tiled floor and walls. UPVC double glazed obscured window to front aspect. Sunken spotlights. Extractor fan.

Agents Note

There is ethernet points in every bedroom.
The property benefits from fibre broadband.
The property is wired for Simply Safe security system with cameras and sensors.

Outside

Front: Driveway for one vehicle with ample visitor parking. Outside power point. Auto irrigation system. Paved patio. Pathway leading to front door, various hedges and flowers.

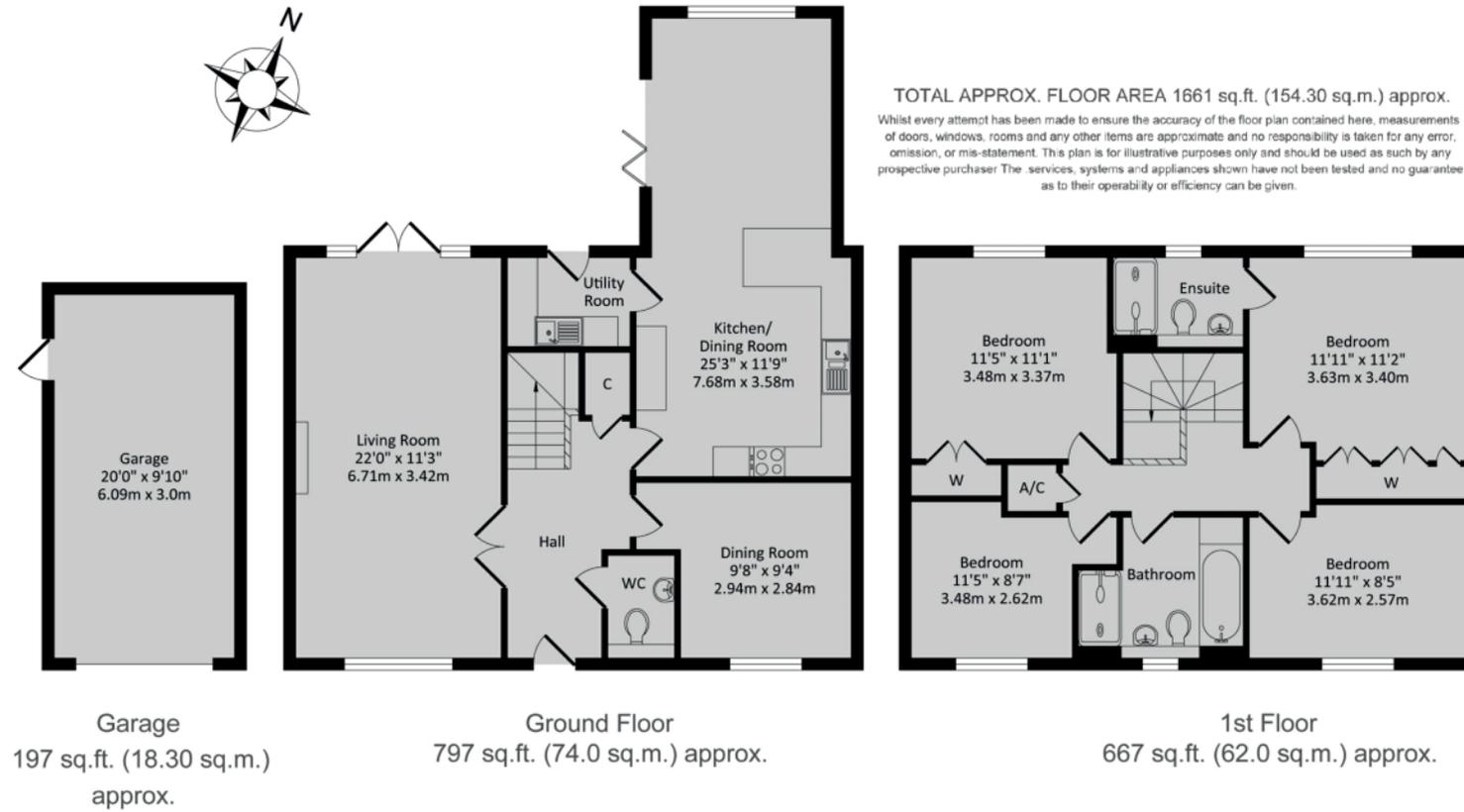
Rear garden: Larger than average measuring approximately 45 ft x 49 ft. Large paved patio area. The rest is mostly laid to lawn with flower and shrub areas. Enclosed by timber panel fencing. UPVC double glazed door leading to garage. Gated side access providing access to driveway which has electric car charge port.

Single pitched roof garage with metal up and over door. Power and light connected. Partially boarded with ample storage into roof space. Resin coated flooring.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		92
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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.

5/6a Horsefair, Banbury,
 Oxon OX16 0AA
 t: 01295 221100
 e: post@stanbra-powell.co.uk

Viewing: Through appointment with Stanbra Powell



stanbra-powell.co.uk

