



1 Bannister Drive, Banbury, Oxon OX16 1GQ  
£575,000

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







*Spacious and versatile executive home enjoying private road, positioned on the northern edge of Banbury.*

**Entrance Hall | Ground floor cloaks W/C | Living room | Dining room | Kitchen/ breakfast/family room | Utility | Master bedroom | two further double bedrooms | Bathroom | two further second floor double bedrooms | Shower room | South facing rear garden | Garden to front | Double garage | Ample off road parking**

#### Main Description

Located within comfortable distance of many amenities, a well presented five bedroom detached property, benefiting from double garage and ample off road parking.

#### Ground Floor

**Canopy porch.**  
Front door.

**Entrance hall:** Stairs rising off to first floor. Tiled flooring. Under stairs cupboard. Door to cloakroom.

**Cloakroom:** White suite comprising of wall mounted wash basin and low level WC. Tiling to splashback area and tiled flooring.

**Living room:** Dual aspect living room with featured panelled wall. Recessed spotlights. Patio doors giving access to garden. Door to kitchen/breakfast/family room.

**Dining room/ play room:** Double glazed window to front aspect.

**Open plan kitchen/breakfast/family room:** Comprehensive range of contemporary wall and based units. Complimentary granite work surfaces and splashback. Further tiling in splaskback areas. Stainless sink unit and drainer. Integrated dishwasher, fridge/freezer, stainless steel double oven and microwave. Integrated induction hob and stainless steel canopy extractor. Semi vaulted ceiling. Matching tiled flooring. Doors accessing to garden. Door to utility.

**Utility room:** Matching wall and base units, stainless steel sink unit, granite work surfaces. Plumbing and space for washing machine. Matching tiled flooring. Cupboard housing gas boiler for the hot water and central heating. Door to side.

#### First Floor

**Landing:** Stairs rising of the second floor. Window to the front. Door through to master bedroom.

**Master Bed room:** Dual aspect room. Dressing area with fitted wardrobes, and door to en suite. **En-suite:** Fully tiled shower cubicle, pedestal wash basin and low level WC. Tiled flooring, shaver socket.

**Bedroom two:** Double bedroom with fitted wardrobes to rear aspect.

**Bedroom five:** Double bedroom to front aspect with fitted wardrobes.

**Family bathroom:** White suite comprising of panelled bath with shower unit over, pedestal wash basin, low level WC. Tiled splashback areas. Shaver socket.

#### Second Floor

**Landing:** Spacious landing. Velux window to rear. Access to eaves storage.

**Bedroom three:** Double bedroom with window to front. Velux window to rear. Fitted wardrobe.

**Bedroom four:** Double bedroom with window to front aspect.

**Shower room:** Double shower cubicle, pedestal wash basin, low level WC. Tiled splashback areas. Tiled flooring. Shaver socket. Velux window to rear.

#### Outside

**Rear garden:** Fully enclosed by wooden pole fencing. South facing. Predominantly lawn. Shrubs, trees. Patio feature decking area and timber pergola. Outside tap and power points. Gate to side giving access to driveway.

**Driveway:** Providing parking for several vehicles

**Detached double garage:** Pitched roof for further storage. Up and over doors to front. Personal door giving access to the garden.

**Front:** Enclosed front garden. Laid to shingle. Pathway to front door.

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



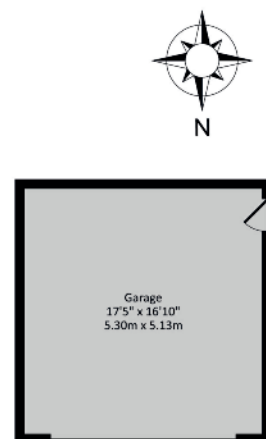




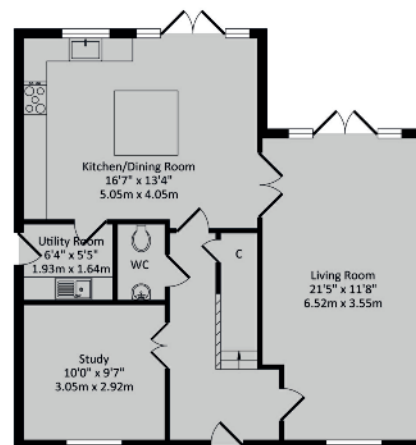
**TOTAL APPROX. FLOOR AREA 2049 sq.ft. (190.40 sq.m.) approx.**

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.

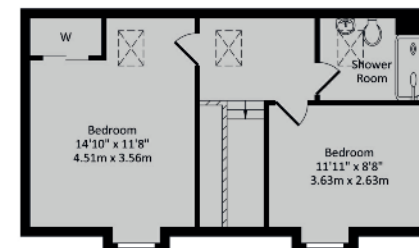
**Garage Floor**  
293 sq.ft. (27.20 sq.m.) approx.



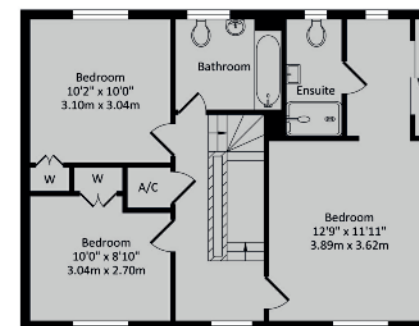
**Ground Floor**  
723 sq.ft. (67.20 sq.m.) approx.



**Second Floor**  
427 sq.ft. (39.70 sq.m.) approx.



**First Floor**  
606 sq.ft. (56.30 sq.m.) approx.



**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

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