



9 Wren Crescent, Bodicote, Banbury, Oxon OX15 4FZ  
£339,950

**Stanbra  
Powell** Estate Agents  
Valuers  
Property Lettings







*An immaculate versatile modern town house  
within sought after development*

Entrance hall | Cloakroom | Ground floor study/utility |  
Kitchen/family/dining room | First floor living room | Master  
bedroom with en-suite | Two further double bedrooms to  
second floor | Larger than average rear garden | Garden to  
front | Garage | Driveway | Double glazing | Gas radiator  
heating

Enjoying elevated views over farmland and offered  
in excellent decorative order throughout, a  
versatile three/four bedroom town house enjoying  
larger than average rear garden within walking  
distance of many amenities.

### Ground Floor

Canopy porch.  
Front door.

Karndean flooring throughout the ground floor.

**Entrance hall:** Stairs rising to first floor. Cupboard housing Ideal  
Logic gas boiler for domestic hot water and central heating.  
Door through to study/utility room.

**Cloakroom:** White suite comprising of low level WC and pedestal  
handbasin. Tiling to splashback areas. Extractor.

**Study/utility room:** Inset sink unit. Work surface, free space  
and plumbing for washing machine. Range of wall and base units.  
Window to front aspect.  
From the hallway door through to;

**Open plan kitchen/family/dining room:** Kitchen recently  
installed to a high specification approximately 18 months ago.  
Inset sink unit and drainer. Comprehensive range of  
contemporary integrated handle wall and base units with quartz  
work surfaces. Integrated fridge/freezer. Integrated  
dishwasher. Integrated four ring gas hob with electric oven  
under, extractor over. Understairs storage cupboard. Double  
glazed casement doors giving access to garden.

### First Floor

Landing.

**Master bedroom** to rear aspect with windows overlooking  
garden. Door to en-suite.

**En-suite:** Double width fully tiled shower cubicle, pedestal  
handbasin and low level WC. Window to side. Extractor.

Stairs rising off to second floor.

Door through to **living room or bedroom** with windows  
overlooking farmland.

### Second Floor

Landing.

**Bedroom two**, a double bedroom to rear aspect with Velux  
window. Airing cupboard housing hot tank and immersion  
heater.

**Bedroom three**, a double bedroom with window to front  
aspect. Velux window. Fitted wardrobe over stairwell.

**Bathroom:** Contemporary modern white suite comprising of  
panelled bath with thermostatic shower, pedestal handbasin  
and low level WC. Tiling to splashback areas. Extractor.

### Outside

**Rear garden:** Fully enclosed by close board and fencing.  
Predominately laid to lawn. Raised flower beds, shrubs and  
bushes. Patio area. The garden measures 55 ft in length x  
25 ft width. Outside lights. Outside tap.

**Brick built garage** to the side of the property with pitched  
roof. Metal up and over door. Light and power. Personal  
door to rear.

To the front of the garage is a tarmac **driveway**.

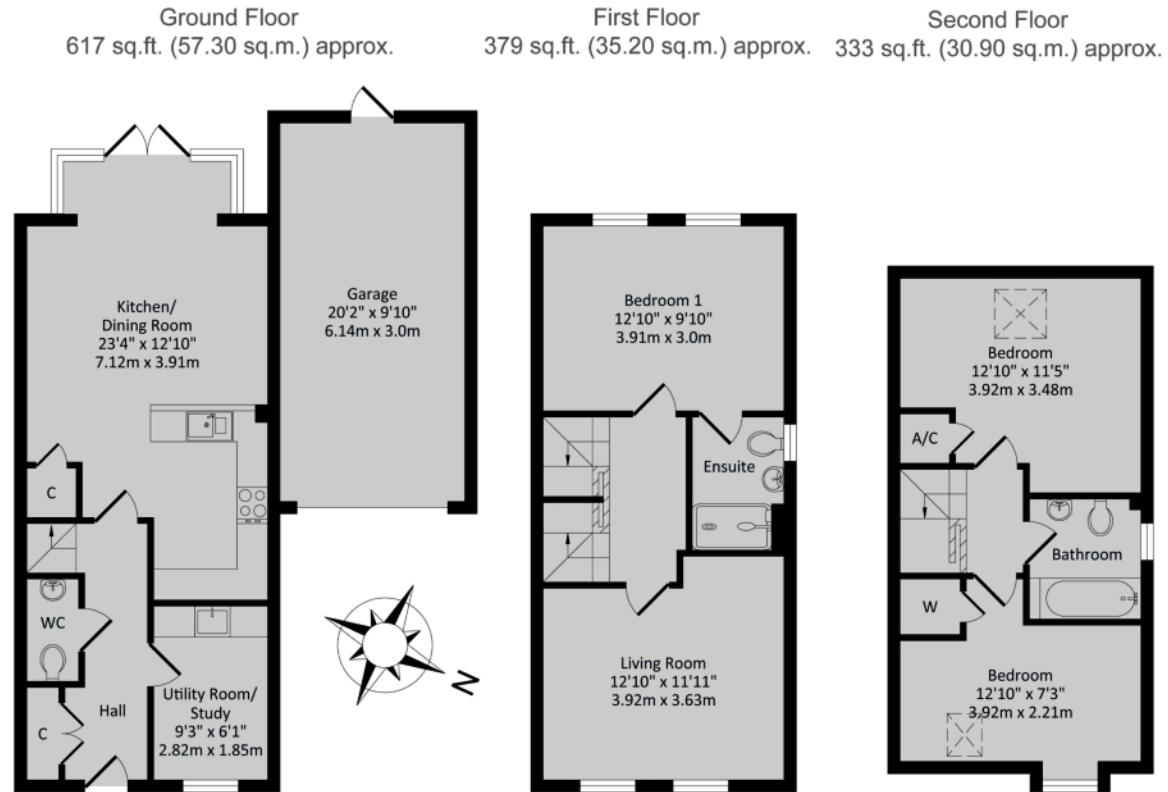
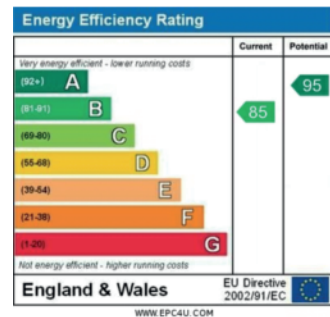
Pathway to front door. Areas laid to shingle. Areas laid to  
shrubs. Outside lights.

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

**Directions:** From Banbury Cross proceed south along south  
bar and onto the Oxford Road. Upon leaving Banbury take  
the left hand turn onto Longford Park Road. Wren Crescent  
can be found on the right hand side.







**TOTAL APPROX. FLOOR AREA 1329 sq.ft. (123.40 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.

**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.

Viewing: Through appointment with Stanbra Powell



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