



Stonesfield House, Overthorpe, Banbury, Oxon OX17 2AF
£585,000

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Powell** | Estate Agents
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Property Lettings





An impressive versatile individual home occupying a generous plot of approximately 100 ft. Offered with no onward chain.

Entrance porch | Living room | Separate dining room
| Conservatory | Kitchen/breakfast room | Utility room |
Ground floor shower room | Study | Further
office/playroom | Four first floor bedrooms | Bathroom |
Bespoke outdoor office | Large private rear garden |
Garden to front | Substantial driveway | Store (formerly
garage) | Countryside views to front and rear

An extremely well presented substantial four bedroom detached house having countryside views to front and rear enjoying an extremely private plot. The property provides excellent ground floor accommodation with existing (currently still valid) planning permission in place for future development.

Ground Floor

Front door.

Entrance porch with door through to;

Living room: Feature fireplace with gas fire and tiled hearth. Double glazed window to front aspect. Oak glazed doors giving access to dining room. Stairs rising off to first floor. Door through to kitchen.

Kitchen: Comprehensive range of oak fronted wall and base units. Inset sink unit and drainer with water softener. Granite work surfaces. Floor mounted gas fired boiler for domestic hot water and central heating. Integrated stainless steel microwave oven and electric oven. Four ring induction hob with stainless steel canopy extractor over. Integrated full height fridge.

Separate dining room: Oak flooring. Oak doors giving access to;

Conservatory: Brick construction with solid glass roof. Wall mounted electric Dimplex heater. Windows overlooking the garden. Double doors giving access to garden.

From the kitchen, door through to;

Utility room: Belfast sink with solid oak work surfaces. Free space and plumbing for washing machine, tumble dryer and freezer. Tiling to splashback areas. Door to study/playroom.

Study/playroom: Fitted wardrobe/cupboards.

From the kitchen door to;

Rear lobby area: Tiled flooring. Electric heater. Useful store cupboard. Access to loft. Door to side aspect. Door to;

Shower room: John Nicholls suite comprising of fully tiled shower cubicle. Handbasin with inset vanity unit. Low level WC. Complementary tiling to splashback areas. Heated towel rail. Tiled flooring. Door through to;

Office: Electric heater. Tiled flooring. Windows overlooking garden.

First Floor

Landing: Access to loft. Airing cupboard housing hot tank and immersion heater.

Bedroom one: Generous double bedroom with range of fitted wardrobes. Views over countryside.

Bedroom two: Generous double bedroom with window to rear overlooking garden and farmland.

Bedroom three: Double bedroom to front aspect with countryside views.

Bedroom four: To rear aspect overlooking garden and farmland.

Shower room: Quality John Nicholls white suite comprising of wall hung handbasin with vanity unit, wall hung WC and walk-in shower. Tiled flooring. Heated towel rail.

Outside

Rear garden: Fully enclosed garden giving a good degree of privacy. Predominately laid to lawn, shrubs and bushes. Recently installed fully commissioned sunken hot tub with multi-light changing system, installed in 2020. Patio areas. Areas laid to shingle. Curved pathway and patio leading to 'Green Retreats Pinnacle range' cabin which is fully insulated with light and power. Cedar panelled. The garden measures approximately 100 ft in length. Outside tap. Access front to back via pathway and gate.

Front: Substantial driveway giving off road parking for several vehicles. Areas laid to lawn. Driveway leads to remote controlled roller door store (formerly garage). Staggered steps to front door.

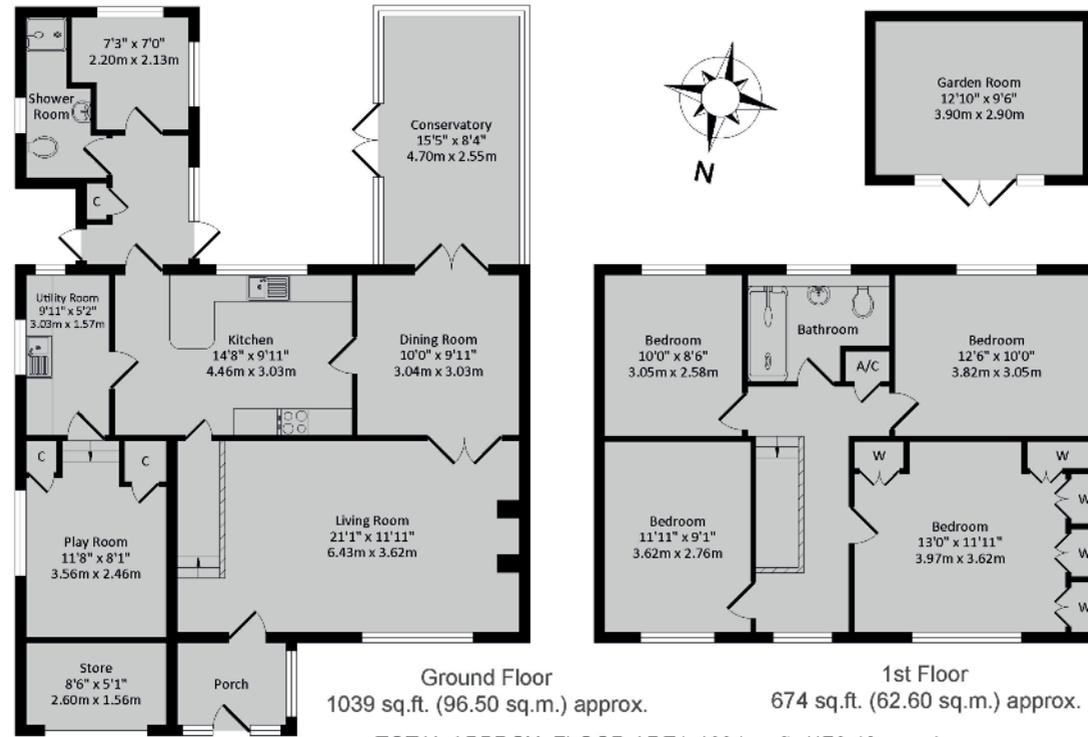
Services: All with exception of main drainage is on a septic tank

Council Tax Banding: E

Authority: South Northants Council







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.

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