



33 Lord Grandison Way, Banbury, Oxon OX16 1EQ
£325,000 Freehold

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





An attractive, double-fronted detached house on a quiet road, complemented by a private garden, offered with no onward chain.

Entrance hall | Cloakroom | Living room | Separate dining room | Kitchen | Master bedroom with en-suite | Two further bedrooms | Bathroom | Enclosed private garden | Garden to front | Garage | Parking bay

Located on the popular Hanwell Fields development within walking distance of an array of shops and popular primary school, a well-presented three bedroom detached house providing well-proportioned accommodation throughout benefiting from garage and parking bay.

Ground Floor

Canopy porch.
Front door.

Entrance hall: Stairs rising to first floor. Laminate flooring.

Cloakroom: White suite comprising of wall-hung handbasin and low level WC. Extractor fan.

Living room: Dual aspect living room with feature fireplace and fire. Laminate flooring.

Dining room: Laminate floor. Dual aspect room.

Kitchen: Inset sink unit and drainer. Comprehensive range of light wood-fronted wall and base units. Ample work surfaces. 4 ring gas hob with electric oven under, extractor fan over. Free space and plumbing for washing machine. Space and plumbing for dishwasher. Space for fridge/freezer. Tiled flooring. Useful store cupboard with power. Cupboard housing Glow-worm gas boiler for domestic hot water and central heating. Door giving access to the garden.

First Floor

Landing: Access to loft via pull-down ladder. Airing cupboard housing hot water tank and immersion heater.

Bedroom one: Double bedroom to front aspect with fitted wardrobes.

En-suite: Fully-tiled shower cubicle, pedestal handbasin and low level WC. Further tiling to splashback areas. Extractor fan. Shaver socket.

Bedroom two: Bedroom overlooking garden with fitted wardrobes.

Bedroom three: Window to front aspect. Fitted wardrobe.

Bathroom: White suite comprising of panel bath with shower attachment over wash handbasin and low-level WC. Window. Tiling to splashback areas. Extractor fan.

Outside

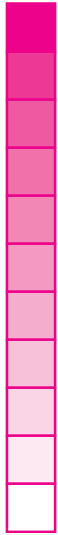
Rear garden: Enclosed by brick walling giving a good degree of privacy. Low maintenance laid to shingle. Raised flower beds, shrubs and tree. Feature decking area. Patio area. Access to rear via gate.

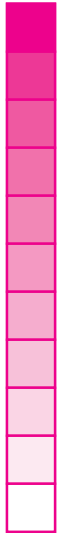
Front: Open-plan laid to lawn. Shrubs and bushes. Pathway to front door.

Garage: Nearby brick built garage with pitched roof. Up and over door. Parking bay in front.

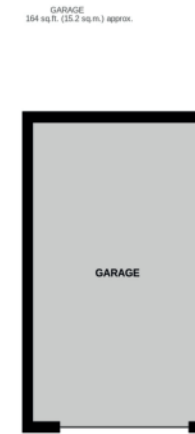
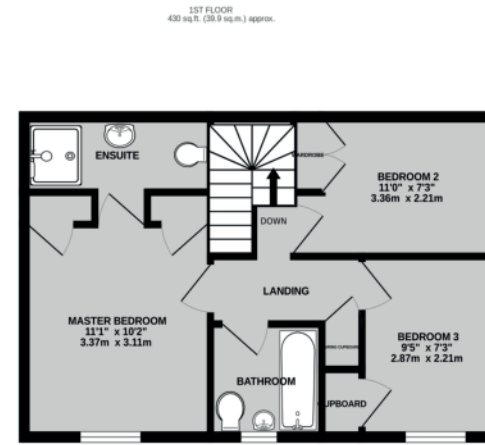
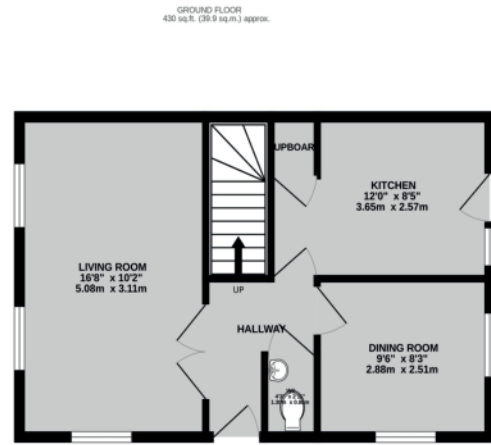
Services: All Council Tax Banding: D
Authority: Cherwell District Council
Directions: From Banbury Cross proceed north along North Bar and at the main set of traffic lights continue onto Southam Road heading out of Banbury. Just before leaving Banbury take the left turn at the large roundabout onto Dukes Meadow Drive, left onto Lapsley Drive and Lord Grandison Way can be found on the left hand side.







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 76 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



TOTAL FLOOR AREA : 1023 sq.ft. (95.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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

