



MAXWELLS



**7 Claypits Close, Banbury, Oxfordshire. OX16 9GN**  
**Guide Price £500,000 - Freehold**



## PROPERTY DESCRIPTION

Located on a private just off Broughton Road is this substantial and well proportioned detached family home offering two reception rooms, a fitted kitchen/breakfast room, four double bedrooms with en suite to the master and a large southerly facing rear garden. Offered for sale with no onward chain.

Set back from the road with a driveway providing parking there is a timber gate to the side providing pedestrian access to the large rear garden. The driveway leads to a garage with up and over door. From the entrance hallway are doors to the sitting room, dining room, kitchen / breakfast room and cloakroom plus stairs rising to the first floor landing. The sitting room is situated on the front of the house with two windows providing plenty of natural light. The dining room is on the rear of the house with double glazed French doors leading out to the large garden. Fitted with a range of cabinets and appliances, the kitchen breakfast room is situated on the rear with a double glazed window and French doors leading to the garden. A further door opens into the utility room which is fitted with pantry style cupboards and plumbing for a washing machine.

From the first floor landing are doors leading to all bedrooms plus the family bathroom along with access to the loft space. The master bedroom has integral wardrobes and a large en suite shower room. Bedrooms two through four are also generous double bedrooms and the family bathroom is fitted with a white three piece suite.

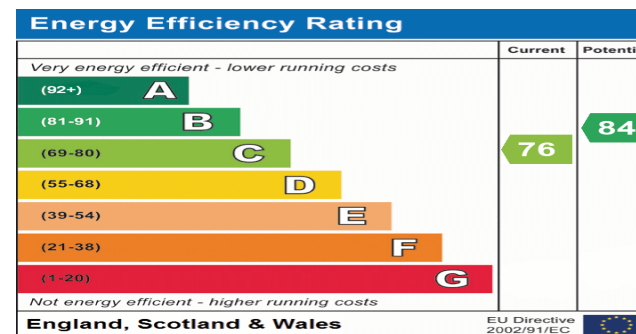
The rear garden is large, southerly facing and enclosed by timber fencing. It is laid mainly to lawn with selection of attractive flowers and shrubs planted to the borders. There is a long patio area adjacent to the rear of the house which is a perfect spot to enjoy long summer evenings.

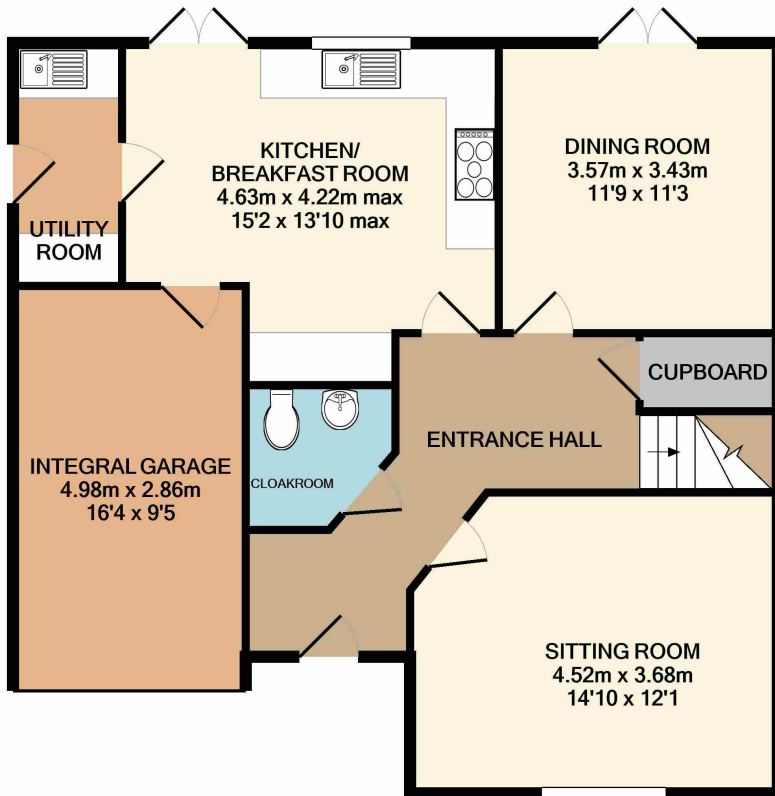
Agents note: Claypits Close is a private road with an annual fee of £325 paid by all residents for the upkeep of the road.

Services: we understand the property is connected to mains gas, electricity, water and drainage. Heating and hot water is currently provided by a mains gas boiler.

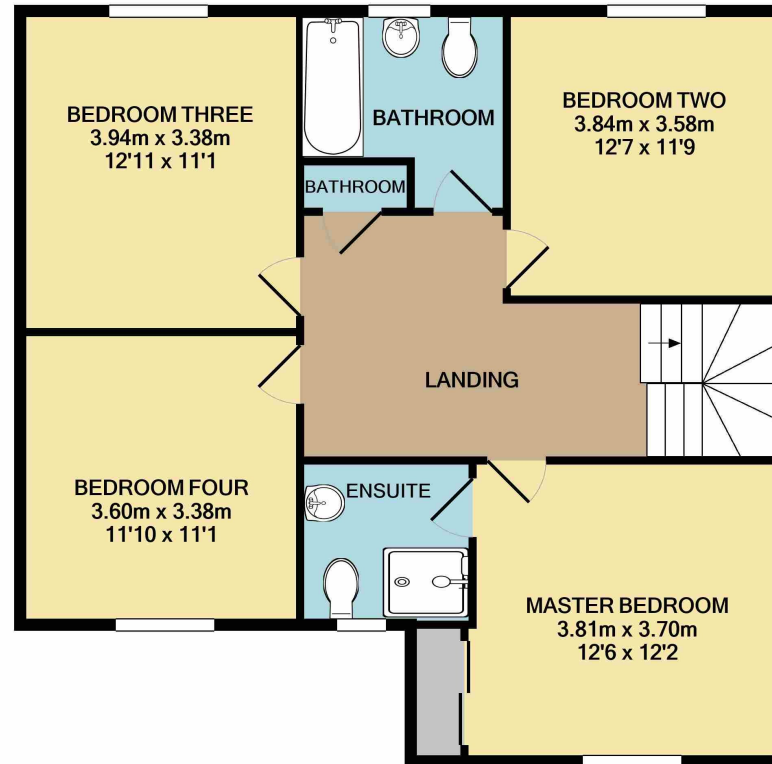
## POINTS OF INTEREST

- Substantial Detached Family Home
- Four Double Bedrooms
- Sitting Room
- Dining Room
- Kitchen / Breakfast Room
- NO ONWARD CHAIN
- En Suite & Fitted Wardrobes to Master Bedroom
- Utility Cupboard
- Cloakroom
- Southerly Facing Rear Garden





GROUND FLOOR  
APPROX. FLOOR  
AREA 79.8 SQ.M.  
(859 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 78.5 SQ.M.  
(845 SQ.FT.)  
TOTAL APPROX. FLOOR AREA 158.3 SQ.M. (1704 SQ.FT.)

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.  
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