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Publication name: THE POPLARS, 20A HORTON VIEW, Page: 1

The Poplars, 20a Horton View, Banbury, Oxon OX16 9HR
‘Offers in excess of’ £400,000

Stanbra Powell
Estate Agents
Valuers
Property Lettings

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Non estate detached property enjoying extremely generous size plot, offered with no onward chain, adjacent to tennis courts and playing fields

Spacious entrance hall| Cloakroom| Living room|Separate dining room| Kitchen| Utility| Unusually large landing | Four first floor double bedrooms| Bathroom | Generous garage | Driveway| Large gardens |Gas-fired central heating | Single glazed windows

Providing versatile accommodation throughout and offering further potential to enlarge and possibly re-develop subject to the necessary planning permission, a four bedroom detached house located on the south side of Banbury within close proximity of an array of amenities.

Ground Floor

Double glazed front door.

Spacious entrance hall: Stairs rising off to first floor. Useful understairs storage cupboard.

Cloakroom: Wall mounted hand basin. Low level WC. Tiling to splashback areas. Window to front aspect.

From the hallway door through to;

Living room: Window to front aspect. Fireplace with open hearth. Sliding doors giving access to dining room with window overlooking gardens. Door into kitchen.

Kitchen: Also access from the hallway. Comprising of stainless steel inset sink unit and double drainer. Range of wall and base units. UPVC window overlooking gardens. Door through to;

Utility: Sink unit and drainer with cupboards under. Wall mounted gas boiler for domestic hot water and central heating. Window to rear. Door to rear lean-to.

First Floor

Spacious landing: Access to vast loft with potential for conversion subject to the necessary planning permissions. Airing cupboard housing hot tank and immersion heater. Window with views over tennis club and playing fields.

Bedroom one: Double bedroom with views over local tennis club and playing fields.

Bedroom two: Double bedroom with views over local tennis club and playing fields.

Bedroom three: Double bedroom.

Bedroom four: Double bedroom.

Bathroom: Coloured suite comprising of cast iron bath, low level WC and pedestal hand basin. Window to rear.

Outside

Rear garden: Predominately laid to lawn stocked with flower beds, shrubs, trees and bushes. Hardstanding for shed. Areas laid to shingle. The garden measures approximately 35 ft square. Double gates leading to further garden with areas laid to lawn, hardstanding for second shed, enclosed by fencing. This area measures approximately 65 ft in width x approximately 30 ft depth.

Driveway to side providing off road parking for several vehicles.
Further driveway leading to garage.
Integral garage: Light and power connected. Easily converted into family room with relevant planning.

Agents Note

Due to the size of the property and the generous plot The Poplars occupies, there is a clear opportunity to convert the property into apartments. Detailed plans have received previous planning approval. These are available at our office on request.

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

Directions: From Banbury Cross proceed south on the Oxford Road and at the third set of traffic lights turn right into Horton View. The Poplars is situated halfway along on the left hand side, house on right in the entrance to the Sports Ground.

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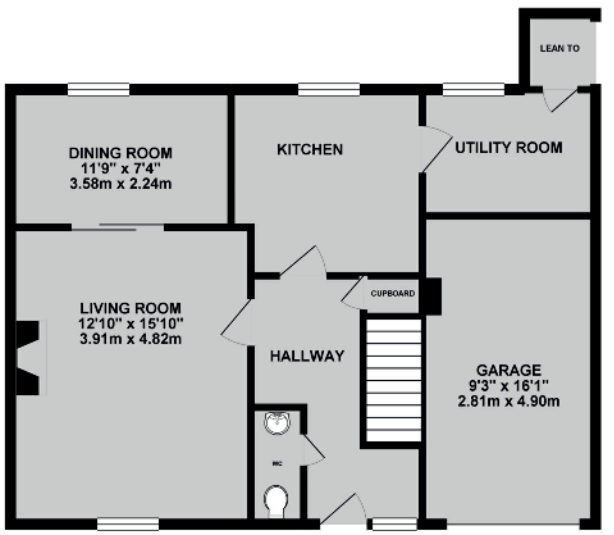
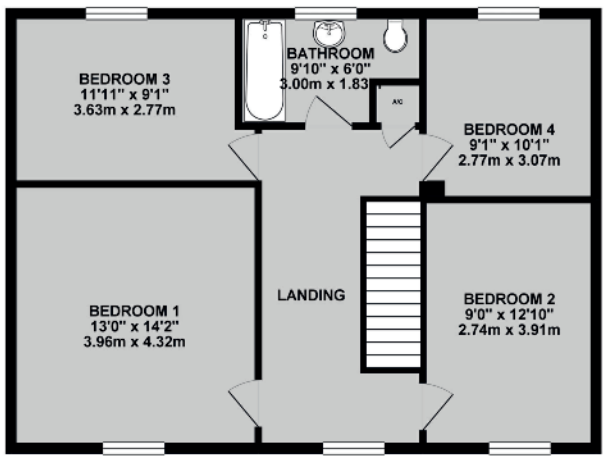
GROUND FLOOR 737.57 sq. ft.
(68.52 sq. m.)



1ST FLOOR 722.21 sq. ft.
(67.10 sq. m.)



TOTAL FLOOR AREA : 1459.78 sq. ft. (135.62 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.

Viewing: Through appointment with Stanbra Powell

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