



Twyford Road | Twyford
Price £550,000


DISTINCT
Property Consultants

A beautifully presented and spacious four-bedroom family home, boasting a large garden, a bright conservatory, and an extended kitchen. Ideally situated in a desirable residential area of Twyford.

EPC rating E

- 4 Bedrooms
- 2 Reception Rooms
- Conservatory
- Kitchen / Diner
- Study
- Downstairs Cloakroom
- Large Garden
- Double garage to rear
- Off Road Parking
- No Chain

A beautifully presented and spacious three-bedroom family home, ideally located in a desirable residential area of Twyford. This property boasts a large garden, a bright conservatory, and an extended kitchen, offering an abundance of living space and modern comforts.

Upon entry of the property, the front door opens into a welcoming entrance hall with elegant wooden flooring. From here, doors lead to the reception room, kitchen, and study, while a staircase ascends to the first floor.

The spacious reception room features a picturesque bay window that overlooks the front aspect, filling the room with natural light. A decorative fireplace adds character, complemented by an elegant ceiling medallion, enhancing the room's classic charm.

Continuing through the hallway, you will find the dining room, which is filled with light from a side-aspect window and benefits from a cozy wood burner. The lounge area seamlessly extends into the conservatory, creating a bright and inviting open-plan living space. The well-appointed kitchen is equipped with a range of fitted units and a five-plate Rangemaster cooker with a double oven, complemented by an extractor hood. Additional



appliances include a washer-dryer, a separate tumble dryer, and an integrated fridge. The kitchen flows effortlessly into the dining area and conservatory, providing an expansive, open layout. Tiled flooring enhances the space's practicality, while windows and French doors to the rear aspect provide ample natural light and offer delightful views of the garden.

The adjoining sunroom/conservatory features central heating and wooden flooring, ensuring it is a comfortable space year-round. This room provides a peaceful retreat, ideal for enjoying the surrounding views.

A well-proportioned study, accessed from the hallway, is bathed in natural light from the front-aspect window and offers built-in storage for added convenience.

The downstairs cloakroom includes a high-level WC and a hand sink, with stylish tiled flooring.

First Floor:

On the first floor, the landing provides access to the family bathroom and four well-proportioned bedrooms, with additional access to the loft for convenient storage.

Bedroom One is a spacious double bedroom featuring double-glazed windows to the front aspect, filling the room with light. It includes two built-in wardrobes and a built-in cupboard, providing excellent storage space, alongside a wall-mounted radiator and carpeted flooring.

Both bedroom 2 & bedroom 3 are well-proportioned double bedrooms feature double-glazed windows to the rear and side aspects, ensuring ample natural light. Each room is fitted with a wall-mounted radiator and finished with carpeted flooring.

Bedroom 4 is a well-sized single bedroom, featuring a Velux window that allows plenty of natural light. The room



is equipped with a wall-mounted radiator, carpeted flooring, and a built-in wardrobe offering convenient storage.

The light and spacious family bathroom is fitted with a panelled bath, a separate shower cubicle, a high-level flush WC, and a wash hand basin. A built-in cupboard adds extra storage space, and a frosted window to the front aspect ensures both privacy and natural light.

Outside

The generously sized rear garden is beautifully landscaped with a variety of shrubs and mature trees, offering a peaceful and private space. A paved patio area provides an ideal spot for outdoor relaxation. A side gate grants access to the front of the property. The property also benefits from a double garage to rear with a rear access gate.

Front

Off-road parking is available for multiple cars, providing ample space for residents and visitors.

Neighbourhood

The property is conveniently located only 0.7 miles (13 minutes` walk) from Christopher Rawlins C of E Primary School and 0.8 miles (16 minutes` walk) from local amenities (post office, shops, pub, hairdresser, etc.).

Location

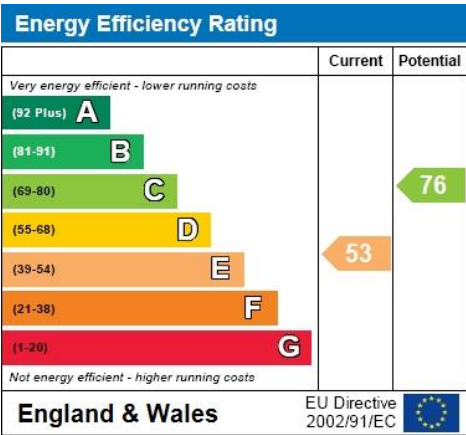
The area surrounding the property, located near Banbury in Oxfordshire, offers a variety of amenities, attractions, and educational institutions catering to diverse interests and age groups.

Situation & Property Information

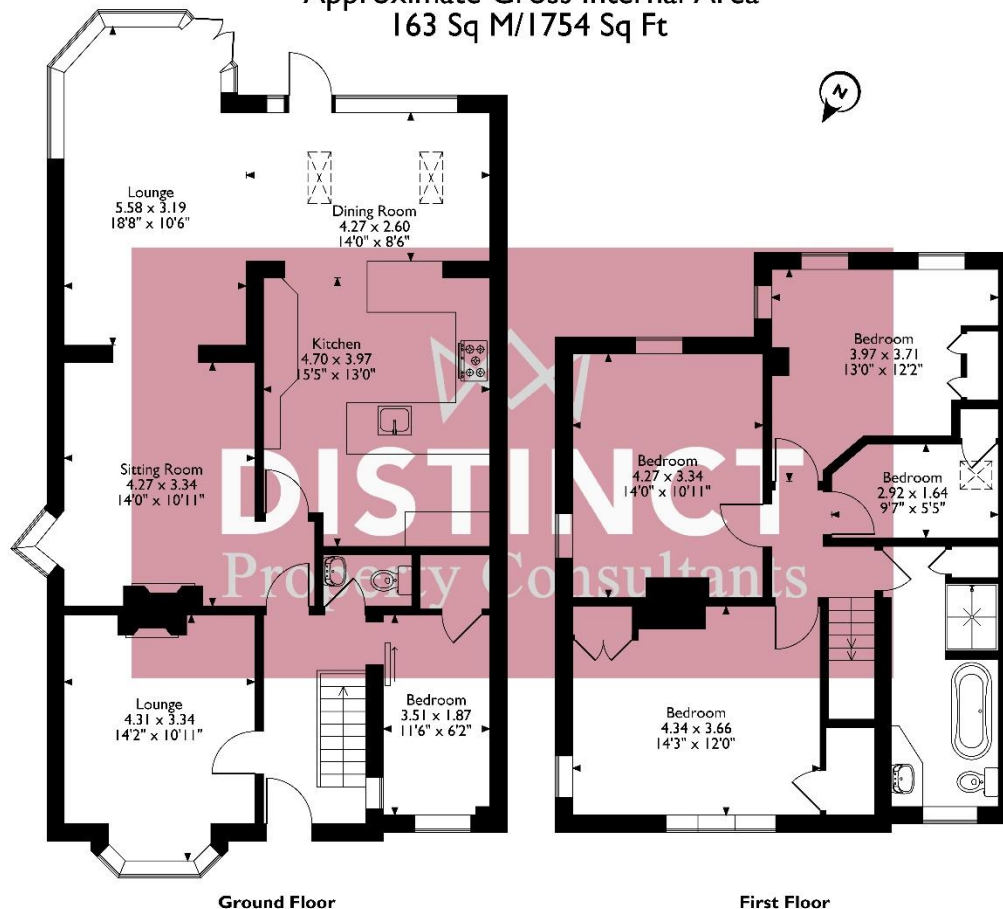
Freehold
Council tax band E — Cherwell District Council – Band E - £2,953.09 for tax year 2025-2026

Viewings

Strictly by appointment only.



Approximate Gross Internal Area
163 Sq M/1754 Sq Ft



Ground Floor **First Floor**
Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Amenities: Local Shops and Cafés: The nearby village of Milton provides delightful local shops and cozy cafés, offering residents and visitors a range of retail and dining options.

Transportation: The area benefits from its proximity to Banbury, a market town offering a wider range of amenities, including shopping centers, restaurants, and recreational facilities.

Attractions: Several National Trust properties are within a reasonable driving distance, providing cultural and historical experiences:

Farnborough Hall: Located near Banbury (OX17 1DU), this National Trust property is open to the public.

Upton House and Gardens: Situated near Banbury (OX15 6HT), this property offers historical insights and beautiful gardens, also managed by the National Trust.

Canons Ashby: Located in Daventry (NN11 3SD), this National Trust property is open to visitors, showcasing historical architecture and landscapes.

Local Schools:

The vicinity of the property is served by several reputable educational institutions:

Christopher Rawlins Church of England Voluntary Aided Primary School: Situated in Adderbury (OX17 3NH), this primary school caters to children aged 3-11.

Bloxham School: An independent secondary school located in Bloxham (OX15 4PE), providing education for students aged 11-18.

The Warriner School: An academy converter in Bloxham (OX15 4LJ), offering education for students aged 11-18.

Tudor Hall School: An independent girls' secondary school in Banbury (OX16 9UR), catering to students aged 11-18.

Town and Village Guide

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