



Larksfield Road | Banbury
Price £295,000


DISTINCT
Property Consultants

This well-proportioned two-bedroom semi-detached bungalow is set in a popular residential area of Banbury, offering a blend of comfort, practicality, and convenience. With a spacious internal layout, generous rear garden, and off-road parking.

EPC rating D.

- Well-presented two-bedroom semi-detached bungalow
- Two double bedrooms
- Modern fitted kitchen
- Modern bathroom
- Generous private rear garden with large patio
- Block-paved driveway for multiple vehicles
- PVC double glazing throughout
- New gas boiler installed September 2024
- Quiet location near amenities, shops & bus routes

This well-proportioned two-bedroom semi-detached bungalow is set in a popular residential area of Banbury, offering a blend of comfort, practicality, and convenience. With a spacious internal layout, generous rear garden, and off-road parking, it's an ideal home for downsizers, professionals, or those seeking single-storey living close to local amenities.

EPC D

Description

The accommodation comprises of:

Entrance Hall

Spacious and welcoming with a mix of part-tiled and engineered oak flooring, providing access to all principal rooms.

Sitting Room (13' 7" x 11' 5" / 4.13m x 3.49m)

A bright and airy space with a front-facing aspect, finished with engineered oak flooring—ideal for relaxing or entertaining.

Kitchen (11' 0" x 9' 11" / 3.34m x 3.02m)

Fitted with a range of ivory gloss wall and base units, a stainless-steel sink, five-ring gas hob, integrated electric oven, extractor fan, space for washing machine and fridge/freezer. Laminate



flooring and rear window overlooking the garden. Features a recently installed Glow-worm gas boiler (2024).

Bedroom One (12' 5" x 9' 11" / 3.79m x 3.02m)

A comfortable double room with garden views and sleek laminate flooring.

Bedroom Two (11' 1" x 8' 1" / 3.37m x 2.45m)

Another double bedroom with front aspect and engineered oak flooring, perfect as a guest room or home office.

Bathroom

Modern and fully tiled, comprising a panelled bath with shower over, pedestal basin, low-level WC, heated towel rail, tiled flooring, and recessed spotlights.



Outside

Rear Garden

A private and well-sized outdoor space mainly laid to lawn, with a spacious patio for seating or entertaining. Enclosed by fencing with side gated access and a hardstanding area with a shed.

Front

Attractive block-paved driveway providing off-road parking for several vehicles.

Neighbourhood

Larksfield Road forms part of a well-established and friendly neighbourhood on the southern side of Banbury. The area is popular with couples, retirees, and small families thanks to its quiet streets, green spaces, and sense of community.

- Peaceful and residential — a low-traffic road with a mix of bungalows and family homes, ideal for those seeking calm surroundings
- Friendly and settled community — residents tend to stay long-term, with many homes owner-occupied and well cared for
- Well-connected, but tucked away — the road feels private and tranquil, yet it's only minutes from major routes and amenities, such as Sainsbury's supermarket.
- Community spirit — local events, groups and the nearby contribute to a welcoming environment



Location

Located in the sought-after Timms Estate area of Banbury, Larksfield Road offers a peaceful setting with the convenience of town life on your doorstep. This established residential area is known for its friendly community, proximity to essential amenities, and excellent transport links.

- Just 5 minutes` drive to Banbury town centre with its shopping centre, cafés, restaurants, and cinema
- Walking distance to local amenities, including convenience stores, post office, pharmacy, and the popular
- Close to schools – well regarded primary and secondary schools nearby including Dashwood Academy and North Oxfordshire Academy
- Excellent road links – easy access to the A422, A4260 and M40 (J11), ideal for commuters to Oxford, Bicester, Birmingham and London
- Banbury Train Station is approx. 1 mile away, offering fast services to London Marylebone (under an hour), Oxford, and Birmingham
- Near green spaces such as Spiceball Park and Grimsbury Reservoir for walks, picnics, and outdoor exercise

This is a prime spot for anyone looking to enjoy the blend of quiet suburban living with convenient town access.

Situation & Property Information

No chain
Freehold
Council Tax Band C – Cherwell District Council

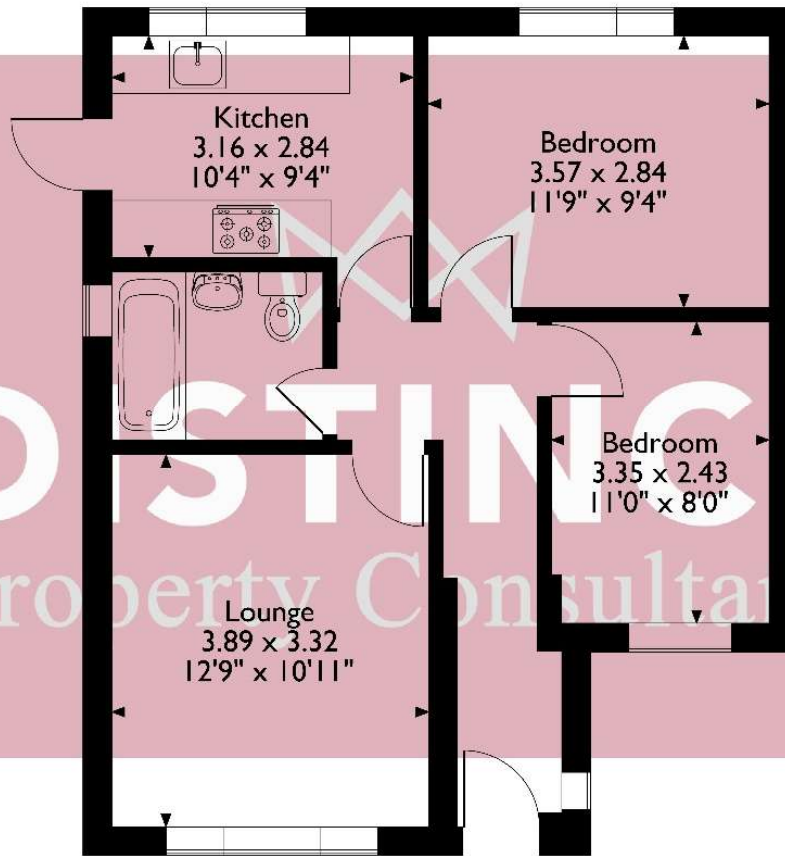
Viewings

Strictly by appointment only.



Approximate Gross Internal Area
52 Sq M/560 Sq Ft

3



Ground 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		88
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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01295 234 750

<https://www.distinctpropertyconsultants.co.uk>

Bloxham Mill | Bloxham | Banbury | OX15 4FF
Email: hello@distinctpropertyconsultants.co.uk



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