

32 Twyford Road
Twyford | Banbury | Oxfordshire | OX17 3JQ

FINE & COUNTRY

A 1920's 3 bedroom village home with a south-facing 125ft rear garden and open views requiring full modernisation throughout.

Ground Floor

A wooden casement door leads to the entrance hall. Stairs rise to the first floor, telephone point, radiator, thermostat. A pine door opens to the front living room with a central chimneybreast and a Glow-worm gas-fired boiler. Radiator, picture rail, serving hatch to the kitchen, front bay window. The dining room has a stone hearth with a Valor gas fire with a wooden surround. Under stairs storage cupboard, wall light points, radiator, coved ceiling. Double doors lead to the rear sun room, with further door to the kitchen, A galley kitchen with wooden base and eye-level units, work surfaces with a stainless steel sink unit. Wood panelled walls, plumbing facilities, side window. There is a WC and the rear sun room has a polycarbonate sloping roof with single glazed windows and a door to the rear garden.

First Floor

The first floor landing provides loft access within the high ceiling. The main bedroom has a radiator and a double-glazed front bay window providing attractive views across fields. The second bedroom has a radiator and a leaded-light rear window. Bedroom 3 has an airing cupboard housing the lagged hot water cylinder, small shower enclosure, radiator, side window. The bathroom has a panelled bath, pedestal wash-hand basin, low-level WC. High storage cupboard, ceramic tiling, radiator, opaque front window.

Outside

Front Garden & Parking

The north-facing frontage has a gravelled border with off road parking for 2 standard vehicles. There is wooden fencing enclosing both sides with some privet hedging across the frontage. Pedestrian side access is gained to the right of the house through a lockable wooden side gate.

Rear Garden

The garden is a real feature of the property, being directly south-facing, it measures 38.5m in length, and is 6.5m wide. There are two lawn areas with a greenhouse, hexagonal summerhouse, two useful sheds and a large L-shaped workshop at the far end of the garden. There are raised flower and vegetable beds, trees include a holly, pear tree and a fine blue cedar tree. The garden is enclosed by 2m ivy and privet hedgerow along both sides of this very private rear garden.



























Local Authority
Cherwell District Council.
Telephone (01295) 227001.
Council Tax Band 'C'.
Current Payable £2,262.05p (1/4/2026 to 31/3/2027).

Services
Mains electricity, water, drainage, gas-fired radiator heating, BT.

Opening Hours

Monday to Friday	9am - 8pm
Saturday	9am - 5pm
Sunday	By appointment only

Method of Sale
The property is offered for sale by Timed Online Auction (Unconditional) on 26 November. For the full auction Terms and Conditions, please visit the Fine & Country Auctions website.

Broadband & Mobile Phone Coverage
Ultrafast broadband delivers 1,000Mbps download and upload speeds. Superfast is also available delivering 134Mbps download and 20Mbps upload speeds. There is 5G indoor and outdoor mobile phone coverage provided by 02, EE, Three, Lycamobile, Smarty and ID Mobile, (we do recommend that you check with your own mobile phone provider).

Viewing Arrangements
Through the vendors sole agent Fine & Country on (07761) 439927 or (01295) 239665.

Location
Twyford is linked to the larger village of Adderbury that remains one of the most attractive and sought after villages with its fine selection of outstanding honey-coloured period homes, its history and very friendly atmosphere. The village has Christopher Rawlins Church of England primary school, St Mary the Virgin Parish Church, 4 public houses, a coffee shop, hair salon and a busy village store. The village has a history of Morris dancing and there are many active groups and clubs in the village catering for all tastes and needs along with the tennis courts and sports fields. Further local facilities can be found nearby in the larger village of Bloxham, including doctor and dental surgeries, 3 more public houses, post office, supermarket, petrol station, state primary and secondary schooling at The Warriner. Independent schooling is also excellent at either Bloxham School or Tudor Hall. Good transport connections include J10 (Ardley) and J11 (Banbury) of the M40 and a mainline train station from Banbury, (6 miles away), with regular services to London Marylebone in around an hour.

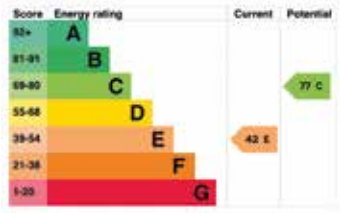
Directions
Leave Banbury on the main A4260 Oxford Road passing the main Horton hospital on your left and continue through Bodicote going under the flyover by JB petrol station. After around half a mile take the first left turning towards Kings Sutton on the Twyford Road. No 32 can then be easily found on your right hand side with a Fine & Country auction board outside. For Satellite navigation use OX17 3JQ.

32 Twyford Road, Twyford, Banbury, Oxon OX17 3JQ

Approximate Gross Internal Area
Main House = 994 Sq Ft/92 Sq M
Outbuildings = 407 Sq Ft/38 Sq M
Total = 1401 Sq Ft/130 Sq M







FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8706807/CGB

The Property Ombudsman

APPROVED CODE
TRADINGSTANDARDS.UK

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is brought to the market, and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risks, easements, covenants and other property related details rests with the buyer. Printed 23.09.2026

FINE & COUNTRY

Fine & Country Banbury, Buckingham and Brackley
Guardian House, 7 North Bar Street, Banbury, Oxfordshire, OX16 0TB
+441295 239666 | banbury@fineandcountry.com

FSC
www.fsc.org
MIX
Paper | Supporting responsible forestry
FSC® C113442

CELEBRATING 25 ICONIC YEARS
2001 2026

F&C