

Agents Note

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

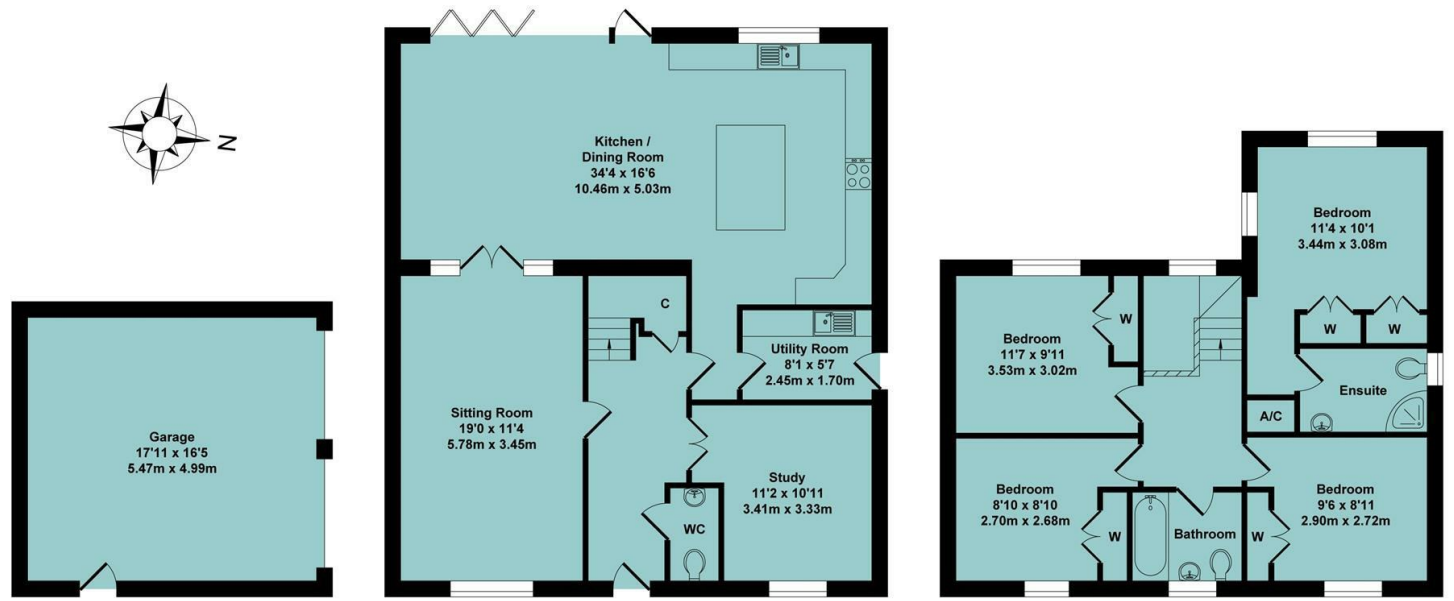
Referral fees

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.

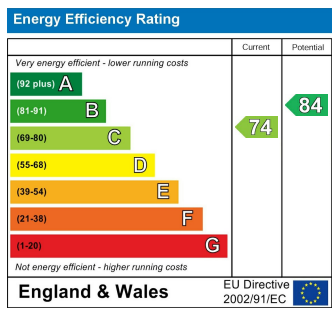
Garage
Approx. Floor
Area 294 Sq.Ft.
(27.30 Sq.M.)

Ground Floor
Approx. Floor
Area 977 Sq.Ft.
(90.80 Sq.M.)

First Floor
Approx. Floor
Area 639 Sq.Ft.
(59.40 Sq.M.)



Total Approx. Floor Area 1911 Sq.Ft. (177.50 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"



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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



14 Lord Grandison Way
Banbury



14 Lord Grandison Way, Banbury, Oxfordshire, OX16 1EP

Approximate distances

Banbury town centre 1.5 miles
 Junction 11 (M40 motorway) 2 miles
 Banbury railway station 1.5 miles
 Oxford 23 miles
 Stratford upon Avon 18 miles
 Leamington Spa 17 miles
 Banbury to London Marylebone by rail approx 55 mins
 Banbury to Birmingham by rail approx 50 mins
 Banbury to Oxford by rail approx 17 mins

A BEAUTIFULLY PRESENTED DOUBLE FRONTED FOUR DOUBLE BEDROOM HOME WITH AN EXTENDED KITCHEN/DINER/LOUNGE AND BENEFITTING FROM A DOUBLE GARAGE AND PARKING LOCATED ON THE POPULAR HANWELL FIELDS DEVELOPMENT

Entrance hall, sitting room, office, extended open plan kitchen/diner/lounge, utility room, downstairs WC, four double bedrooms, en-suite to master, family bathroom, rear garden, double garage, parking. Energy rating C.

£500,000 FREEHOLD



Directions

From Banbury proceed in a Northerly direction toward Southam (A423). Having passed the large Tesco on the left continue to the next roundabout and turn left into Duke's Meadow Drive. At the next roundabout turn left into Lapsley Drive and after a short distance Lord Grandison Way will be found as a turning to the left. Follow the road around to the left and after a short distance the property will be found on the right hand side.

Situation

BANBURY is conveniently located only two miles from Junction 11 of the M40, putting Oxford (23 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (55 mins) and Birmingham Snow Hill (55 mins). Birmingham International airport is 42 miles away for UK, European and New York flights. Some very attractive countryside surrounds and many places of historical interest are within easy reach.

The Property

14 Lord Grandison Way is a beautifully presented four double bedroom home located on the popular Hanwell Fields development, The property has been recently extended to create a stunning open plan kitchen/diner/lounge with bi-fold doors opening to the rear garden. Further accommodation on the ground floor includes a sitting room, office, utility room and cloakroom. On the first floor are four double bedrooms, the master benefits from an en-suite and the family bathroom. Externally the rear garden is low maintenance with a personal door to the double garage and a gate leading to the parking.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

- * Double fronted.
- * Spacious entrance hall with wood flooring, stairs rising to first floor and access to understairs storage cupboard.
- * Sitting room with wood floor, window to front, door opening to the recently extended stunning open plan kitchen/diner/lounge ideal for modern day living and entertaining. The kitchen which benefits from an island has a range of wall and base mounted units with work surfaces over, integrated appliances include double oven, five ring hob, microwave, dishwasher and space for fridge freezer, ample space for table and chairs with bi-fold doors opening to the south facing rear garden.
- * Utility room with sink, plumbing for washing machine

and space for tumble dryer, extractor fan, door to side of garden.

- * Downstairs WC comprising wash hand basin, WC and extractor fan.
- * Spacious office with window to front.
- * Spacious and light first floor landing with circular window to the rear, storage cupboard, access to loft.
- * Master bedroom with high ceiling, two windows allowing in lots of light, two wardrobes and air conditioning system.
- * En-suite to master with tiled floor, feature counter top marble basin, shower cubicle, heated towel rail, underfloor heating.
- * Second double bedroom with built-in wardrobe and window overlooking the rear garden.
- * Two further double bedrooms both of which have built-in wardrobes.
- * Family bathroom comprising bath with shower over, WC, wash hand basin, extractor fan, window, tiled floor.
- * South facing rear garden with patio area ideal for table and chairs, two astroturfed areas, side storage, personal door to double garage, gate leading to parking.
- * Double garage with power and light, electric roller shutters doors and hot tub.
- * Three further parking spaces.

Services

All mains services are connected.

Local Authority

Cherwell District Council. Council tax band E.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: C

A copy of the full Energy Performance Certificate is available on request.