

**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.

**Survey & Valuation**

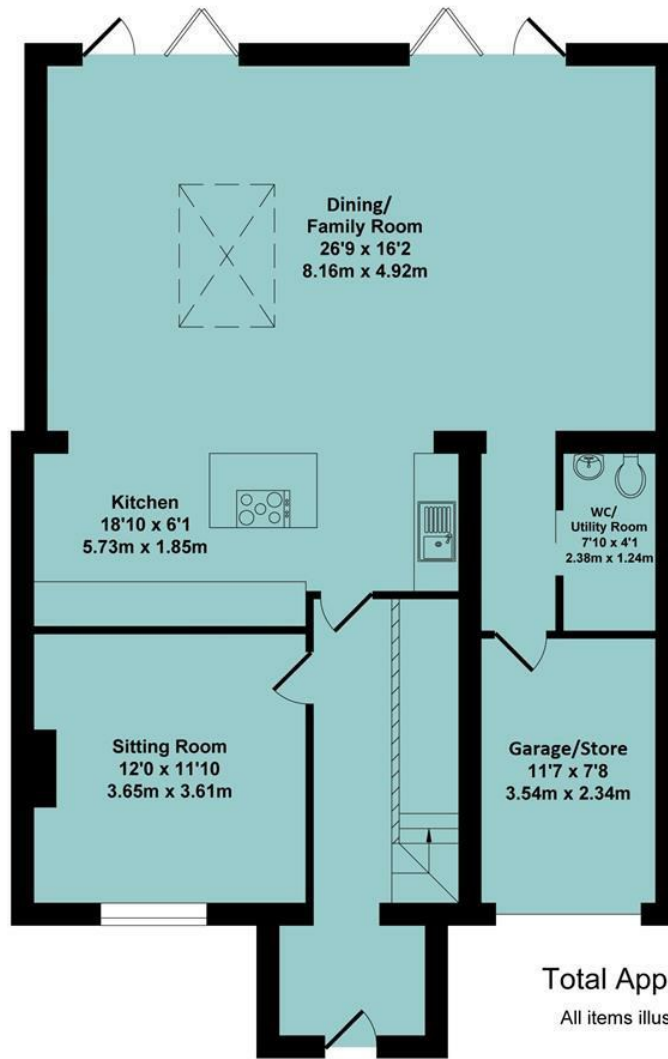
Should you decide to purchase elsewhere in the Banbury area (via another Estate Agent) do please bear in mind that our Partner Robert Moore is a Chartered Surveyor and he is able to undertake Building Surveys, Home Buyer Reports and Valuations for all purposes. Discounted fee terms are available when simultaneous mortgage valuation work is carried out.

**Referral fees**

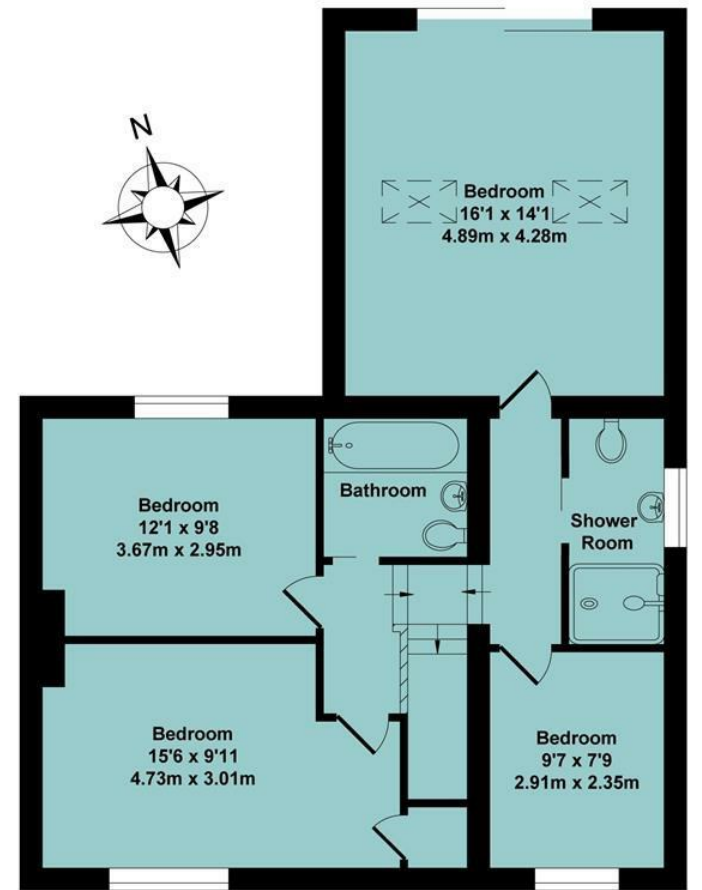
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		85
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Ground Floor  
Approx. Floor Area 1035 Sq.Ft. (96.20 Sq.M.)



First Floor  
Approx. Floor Area 780 Sq.Ft. (72.50 Sq.M.)



Total Approx. Floor Area 1815 Sq.Ft. (168.70 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk  
31-32 High Street, Banbury, Oxfordshire OX16 5ER



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.



13 Town Close, Mere Road  
Finmere



# 13 Town Close, Mere Road, Finmere, Buckinghamshire, MK18 4AP

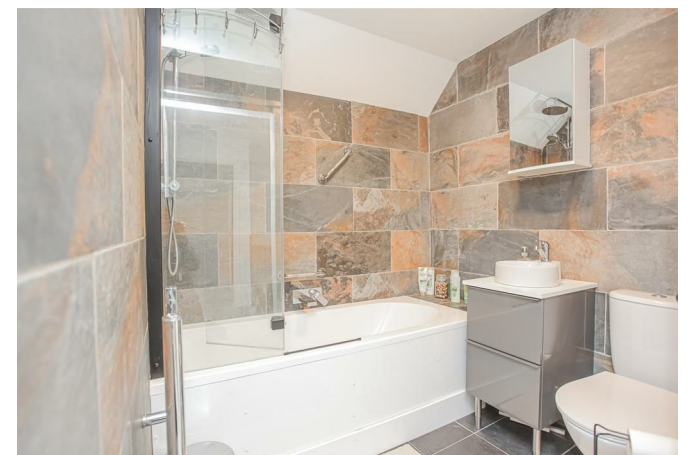
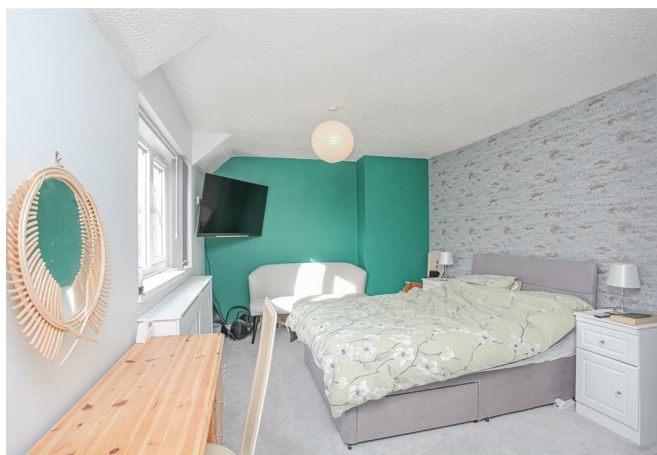
## Approximate distances

Buckingham 4.3 miles  
 Brackley 5 miles  
 Bicester 7 miles  
 Banbury 16 miles  
 M40 (junction 10) 8 miles  
 Bicester North train station 7.3 miles

**A MODERN AND SPACIOUS FOUR BEDROOM SEMI DETACHED PROPERTY THAT HAS BEEN GREATLY EXTENDED BY THE CURRENT OWNERS BENEFITTING FROM A GARAGE, GENEROUS OFF ROAD PARKING AND STUNNING COUNTRYSIDE VIEWS TO THE REAR**

**Entrance porch, entrance hall, lounge, open plan living kitchen dining room, downstairs WC and utility, four bedrooms, two bathrooms, large rear garden, off road parking for several vehicles, garage. Energy rating C.**

**£535,000 FREEHOLD**



## Directions

From Banbury proceed in a southerly direction along the Oxford Road (A4260). Upon reaching Twyford turn left at the traffic lights onto the Aynho Road (B4100). Continue along this road through the village of Aynho turning off onto the B4031 towards Croughton. Continue straight through the village of Croughton and head straight over The Barley Mow roundabout onto the A421. At the next roundabout take the first exit followed by the second left hand turn into Mere Road and the property will be found after 250m past the pub on the right hand side.

## Situation

Situated on the Oxfordshire and Buckinghamshire borders, the sought after village of Finmere benefits from a pub serving food, Church of England primary school, a 14th Century church and a village hall. There are easily accessible main road connections to the M1 and M40 motorways. A full range of amenities can be found in the nearby market town of Buckingham.

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:

- \* Entrance porch.
- \* Entrance hall with hardwood oak flooring, stairs to first floor, understairs storage, doors to lounge and kitchen.
- \* Lounge with window to front.
- \* Split level open plan modern living kitchen/dining room which was re-fitted in 2019 with slate grey tiled flooring, integrated AEG double oven and oven/microwave, integrated dishwasher, integrated fridge freezer, a range of base and eye level cupboards and drawers, island with four ring induction hob and integrated fan. Steps down to the living and dining area with hard wood oak flooring, breakfast bar into the kitchen area, two sets of Panoramic doors opening to the rear garden, Lantern light with electric opener, underfloor heating.
- \* From the living/dining area a walkway leads to the downstairs WC/utility room and entrance to the garage.
- \* Downstairs WC with a sliding pocket door and a white WC and vanity wash hand basin, plumbing for washing machine, space for tumble dryer.
- \* Garage accessed from the living kitchen/dining area. Storage racking along the sides, controls for the underfloor heating, electric roller door.
- \* Three double bedrooms and a large single/small double on the first floor.
- \* Exceptionally spacious master bedroom with two velux windows, a vaulted ceiling, patio doors to a Juliette balcony, countryside views.

- \* Bathroom next to the master bedroom with a walk-in shower, sliding pocket door, window to side, white WC and wash hand basin, heated towel rail.
- \* Bedroom two located at the front with airing cupboard housing the boiler.
- \* Bedroom three located at the rear with views across countryside.
- \* Bedroom four is a large single/small double with window to front.
- \* Second bathroom with a white suite comprising bath with shower over, WC and vanity wash hand basin, heated towel rail tiled walls and floor, sliding door.
- \* Externally there is a large patio area to the rear with steps down to the lower part of the garden which has decking, lawned and gravelled areas. Mature shrubs, bushes and plants. Shed and greenhouse which will remain
- \* At the front of the property a gate leads to the gravelled driveway which provides parking for up to six cars.
- \* New double glazing throughout installed in 2019.
- \* Lovely village community with a village hall which hosts events periodically.

## Services

All mains services are connected. The boiler is located in the airing cupboard in bedroom two.

## Local Authority

Cherwell District Council. Council tax band C.

## 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.

## Agent's note

Please note the vendor of this property is related to a member of staff at Anker & Partners.