

**Agents Note**

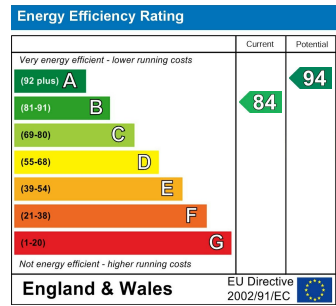
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or 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**

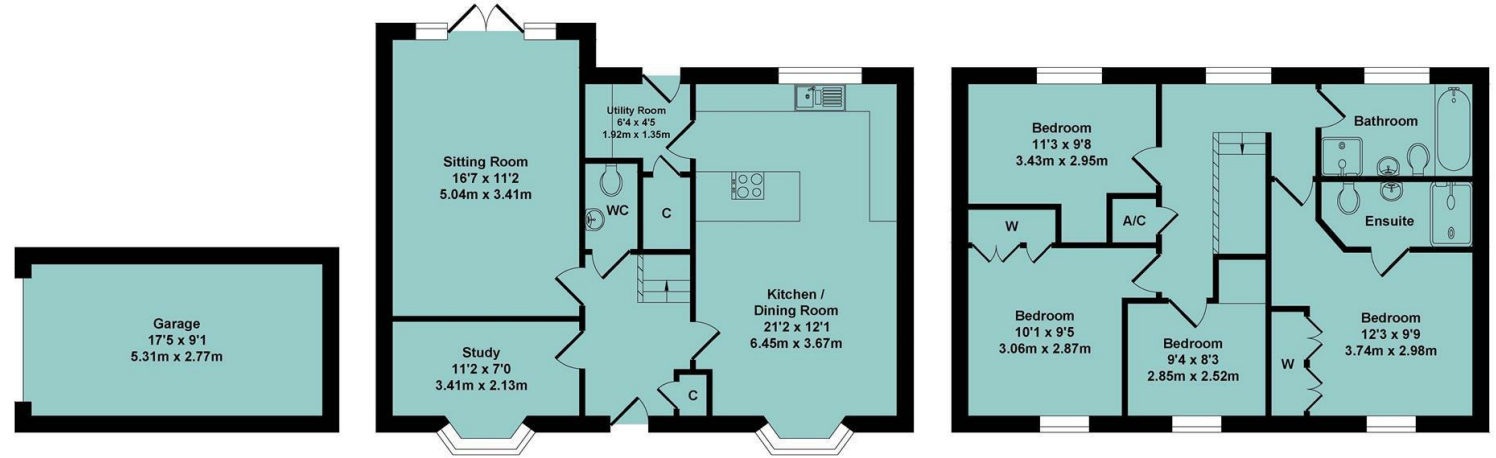
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these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



Garage  
Approx. Floor Area 158 Sq.Ft. (14.70 Sq.M.)

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

First Floor  
Approx. Floor Area 600 Sq.Ft. (55.70 Sq.M.)



**Total Approx. Floor Area 1397 Sq.Ft. (129.80 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.



4 Bullers Street  
Banbury



## 4 Bullers Street, Banbury, Oxfordshire, OX16 1GE

Approximate distances

Banbury town centre 2.5 miles

Junction 11 (M40 motorway) 3 miles

Oxford 30 miles

Stratford upon Avon 21 miles

Leamington Spa 19 miles

**A BEAUTIFULLY PRESENTED DOUBLE FRONTED DETACHED HOME BUILT BY DAVIDSON HOMES SITUATED IN A QUIET CUL-DE-SAC LOCATION ON THE POPULAR RESIDENTIAL DEVELOPMENT OF HANWELL FIELDS**

**Hall, cloakroom, study/playroom, sitting room, large kitchen/dining room, utility room, master bedroom with en-suite shower, three further bedrooms, family bathroom, gas ch via rads, uPVC double glazing, off road parking for two cars, garage, garden. Energy rating B.**

**£440,000 FREEHOLD**



### Directions

From Banbury town centre proceed in a northwesterly direction along the Warwick Road (B4100). Travel towards the outskirts of the town past the turning for Stratford upon Avon and continue at the next roundabout along the Warwick Road turning right at the following roundabout into Duke's Meadow Drive. Continue for approximately a ¼ of a mile and turn left into Watts Road. Follow the road straight on until it bears right into Bullers Street and the property will be found after a short distance 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.

HANWELL FIELDS is a popular development on the Northern side of the town. There is an excellent range of local amenities to include public house, Indian restaurant and other takeaways, hairdresser's, Co-op supermarket and community hall. A bus service runs to and from the town centre. There is a primary school on the development and it is within the catchment area of the highly regarded North Oxfordshire Academy secondary school which is approximately 1 mile away.

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:

\* A very well appointed double fronted detached house constructed by Davidsons Homes in 2018.

\* An ideal layout for modern living.

\* Entrance hall with Amtico flooring.

\* Cloakroom with WC and wash basin,

\* Sitting room with French doors to garden.

\* Featuring a large open plan kitchen/dining room with a range of matt white units incorporating a double oven, separate gas hob on the island/breakfast bar, integrated fridge and freezer, integrated dishwasher, windows to front and rear, ample space for table and chairs, Amtico wood effect floor.

\* Separate utility room with door to garden, plumbing for washing machine, space for tumble dryer, wall mounted

gas fired boiler, door to built-in downstairs cupboard having Amtico flooring.

\* Ground floor study/playroom with a bay window to front.

\* Master bedroom with two built-in double wardrobes and door to en-suite bathroom with a white suite comprising fully tiled double shower cubicle.

\* Two further double bedrooms, one with a triple fitted wardrobe, and a single bedroom.

\* Family bathroom with a white suite including bath and separate shower cubicle.

\* Gas central heating via radiators and uPVC double glazing.

\* Off road parking for two vehicles and single garage to the rear.

\* Attractive low maintenance rear garden with central artificial grass and shingle surround. Gated direct access to the driveway. Further gated side access.

### 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: B

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

