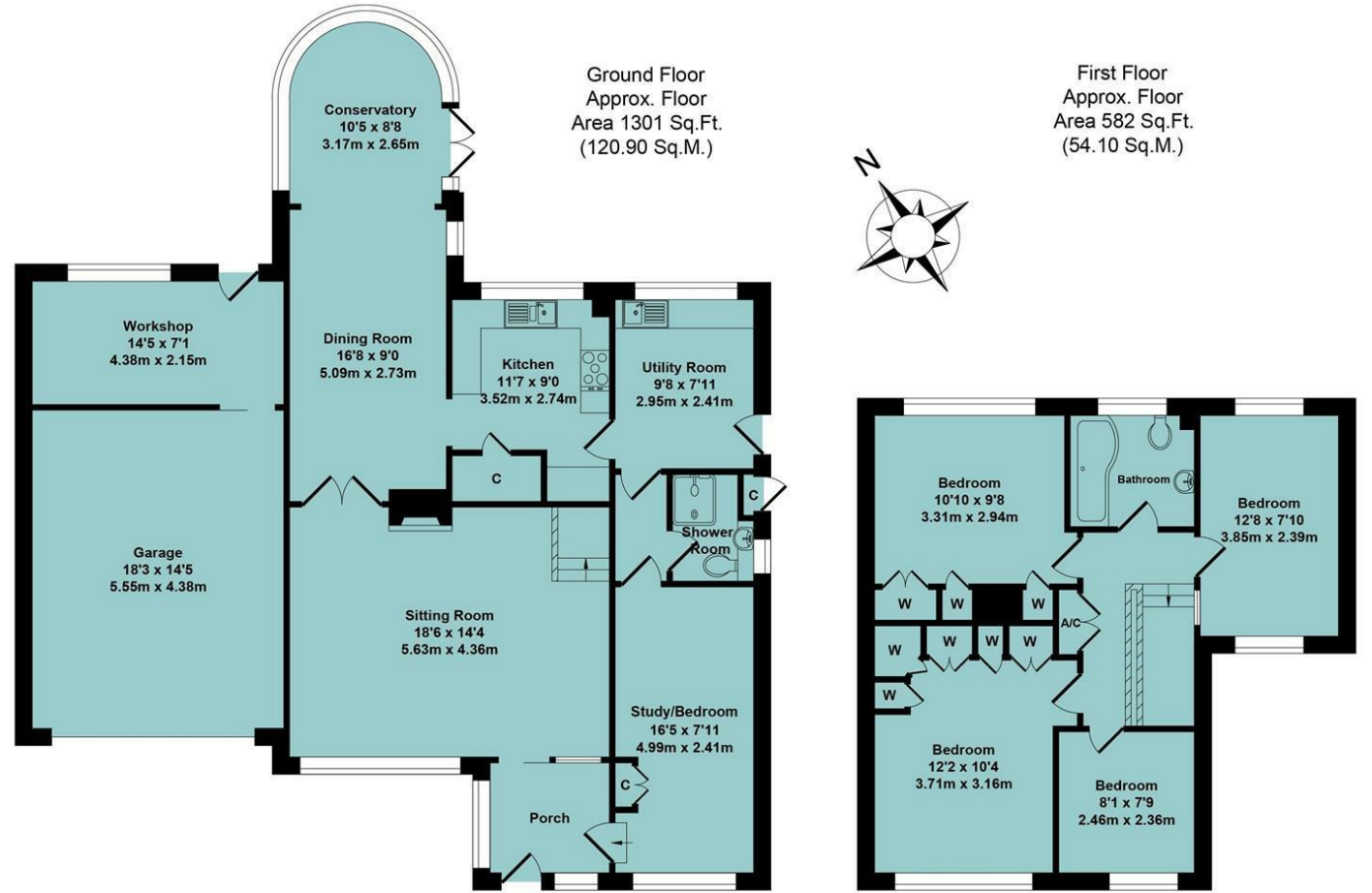


Agents Note

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.



Ground Floor
Approx. Floor Area
1301 Sq.Ft.
(120.90 Sq.M.)

First Floor
Approx. Floor Area
582 Sq.Ft.
(54.10 Sq.M.)



Total Approx. Floor Area 1883 Sq.Ft. (175.0 Sq.M.)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		54	68
(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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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.



12 Browning Road
Banbury



12 Browning Road, Banbury, Oxfordshire, OX16 9JX

Approximate distances

Banbury town centre 0.8 miles
 Junction 11 (M40 motorway) 3 miles
 Banbury railway station 1.5 miles
 Oxford 25 miles
 Stratford upon Avon 20 miles
 Leamington Spa 19 miles
 Banbury to London Marylebone by rail approx. 55 mins
 Banbury to Birmingham by rail approx. 50 mins
 Banbury to Oxford by rail approx. 19 mins

A RARELY AVAILABLE SPACIOUS DETACHED FAMILY HOME POSITIONED ON A SUBSTANTIAL PLOT ON A HIGHLY REGARDED ROAD CLOSE TO LOCAL AMENITIES AND SCHOOLS

Entrance porch, lounge, dining room, conservatory, kitchen, utility, downstairs bedroom/study and shower room, four first floor bedrooms, family bathroom, front and rear gardens, double garage, off road parking for several vehicles. Energy rating E.

£575,000 FREEHOLD



Directions

From Banbury town centre proceed in a southwesterly direction toward Chipping Norton (A361). Toward the outskirts of the town turn right into Browning Road. The property will be found on the right hand side after approximately 300 yards and can be recognised by our "For Sale" board.

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.

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:

- * Large detached house with potential to create an annexe subject to obtaining the relevant permissions.
- * Entrance porch with doors to lounge and ground floor bedroom/study.
- * Very spacious lounge with stairs to first floor, door to dining room, gas fire, full height window to front.
- * Spacious dining room which leads to the conservatory, door to kitchen.
- * Kitchen fitted with a range of modern base units and drawers with worktops over, window to rear, range cooker with five ring hob, integrated slimline dishwasher, integrated microwave, warm air heating boiler in cupboard. Door from the kitchen to the utility.
- * Utility/laundry room with space for washer/dryer, space for fridge freezer, sink, gas fired boiler, window to rear, door to side.
- * Downstairs shower room with door to bedroom/study, corner shower unit, wash hand basin and WC.
- * Downstairs bedroom/study with window to side, door to entrance porch.
- * Bedroom one with window to front and ample built-in storage.

- * Bedroom two with window to rear, triple built-in wardrobe and access to loft hatch.
- * Bedroom three with windows to front and rear.
- * Bedroom four is a single with window to front.
- * Family bathroom fitted with a white suite comprising P-shaped bath with shower over, tiled walls, vanity unit.
- * Double garage with up and over door and light and power connected. To the rear of the garage there is an extensive workshop with a further door leading into the rear garden.
- * The garden comprises a range of mature shrubs and plants, a large patio area and the remainder being laid to lawn. In all the plot extends to approximately 0.23 acres. The garden backs onto Browning Road Park and therefore is not overlooked.
- * To the front there is a well maintained garden and off road parking for several vehicles.

Services

All mains services are connected. The gas fired boiler is located in the utility room and the warm air boiler is in the kitchen. The heating is by way of warm air heating and gas fired radiators. The property benefits from a full alarm system which is inspected yearly.

Local Authority

Cherwell District Council. Council tax band E.

Viewing

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

Energy rating: E

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