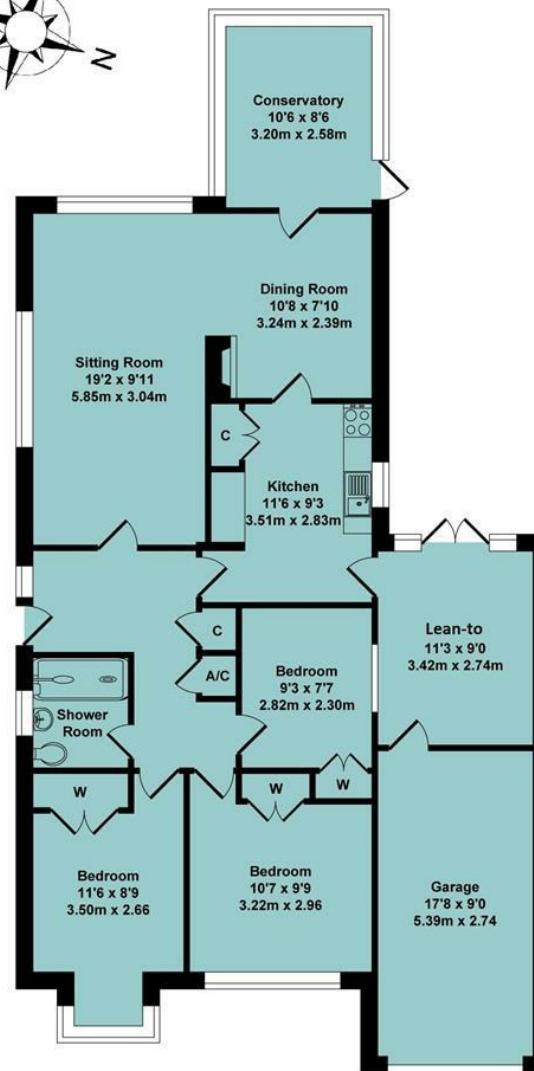
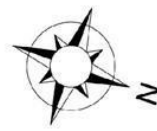


**Agents Note**

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Total Approx. Floor Area 1236 Sq.Ft. (114.80 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.



15 Deene Close  
 Adderbury





# 15 Deene Close, Adderbury, Oxfordshire, OX17 3LD

## Approximate distances

Banbury 2.5 miles

Banbury railway station 4 miles

Junction 11 (M40 motorway) 5 miles

Bicester 16 miles

Oxford 18 miles

Banbury to London Marylebone by rail approx. 55 minutes

Banbury to Birmingham by rail approx. 50 minutes

Banbury to Oxford by rail approx. 17 minutes

**A SPACIOUS THREE BEDROOM DETACHED BUNGALOW OCCUPYING A CORNER PLOT IN A HIGHLY REGARDED VILLAGE AND WITHIN WALKING DISTANCE TO ALL LOCAL AMENITIES**

**Entrance hall, kitchen, lounge/diner, conservatory, three bedrooms, shower room, lean-to, garage, front and rear gardens, driveway. Energy rating E.**

**Offers in excess of £340,000 FREEHOLD**



## Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). Having left Bodicote continue along the Oxford Road into Twyford (Adderbury). At the traffic lights turn left toward Bicester and Aynho (B4100). After the primary school turn left into Deene Close and after a short distance the property will be found on the left and can be recognised by our "For Sale" board.

## Situation

TWYFORD forms part of the larger village of Adderbury which is a particularly sought after and attractive village, situated in the North Oxfordshire countryside. Amenities include a primary school, hotel and four public houses offering good food, a café, a convenience store and a fine 14th Century Parish Church. The village has a good community spirit and offers many clubs ranging from babies and toddlers clubs, Brownies, Scouts, photography, gardening, WI, bowls, golf, cricket, tennis and squash. The village is in the catchment area for The Warriner School at Bloxham.

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 hall with doors to lounge, kitchen, bathroom and bedrooms. Airing cupboard and storage cupboard.

\* L-shaped lounge/diner with windows to side and rear, fireplace, space for table and chairs. doors to conservatory and kitchen.

\* Kitchen with window to side and door opening to the lean-to. A range of base and eye level units with worktops over, cupboard housing the gas heating warm air boiler.

\* Bedroom one is a good sized double with window to front and built-in wardrobes.

\* Bedroom two is also a double with bay window to front and built-in wardrobes.

\* Bedroom three is a single with window to side.

\* Bathroom re-fitted in 2023 with a walk-in double shower, fully tiled floor and walls, WC and wash hand basin, window to side.

\* Conservatory with access to garden.

\* The garden is a large comfortable corner plot mostly laid to lawn with a small patio area outside the back door. Mature trees and shrubs. Shed. Side access to the front.

\* Driveway leading to the integral garage.

## Agent's note

PLEASE NOTE - a gas leak has been identified coming from the boiler. The boiler has been switched off and the mains gas has been capped off at the meter. The mains gas has been tested by SGN and they have identified that there is no gas leak from the gas meter into the gas supply into the road, therefore it is believed the leak is coming from the boiler. It is recommended that any future buyer would need to replace the boiler or fit a new central heating system.

## Services

All mains services are connected. The boiler is located in the kitchen. Disclaimer - gas has been capped off due to the gas leak from the boiler.

## Local Authority

Cherwell District Council. Council tax band D.

## 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.