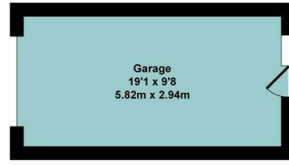


**Agents Note**

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.



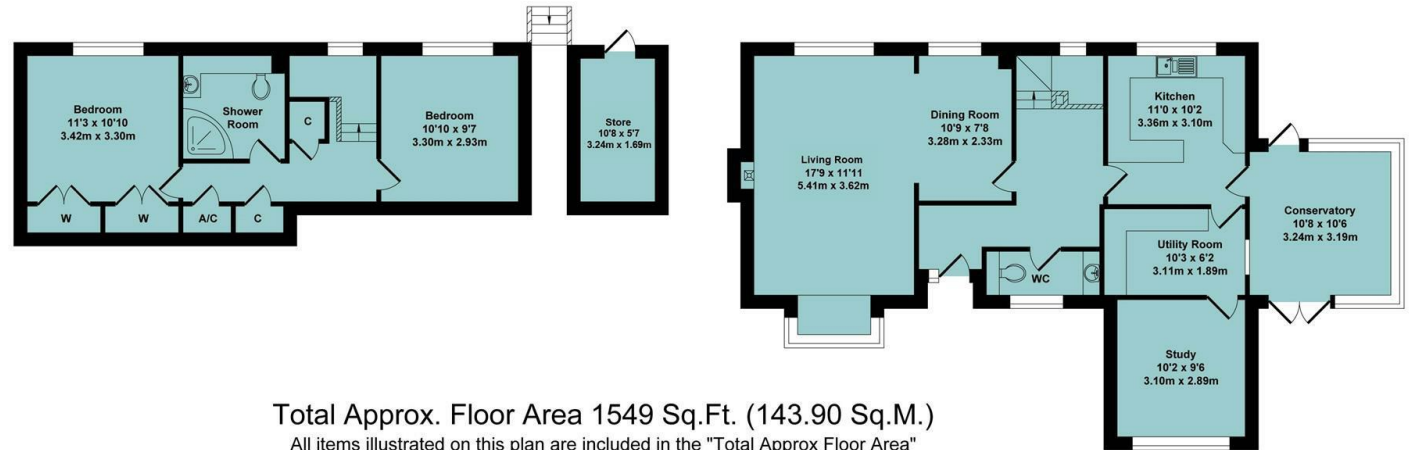
Garage  
Approx. Floor Area 184 Sq.Ft. (17.10 Sq.M.)



Ground Floor  
Approx. Floor Area 438 Sq.Ft. (40.70 Sq.M.)

Store  
Approx. Floor Area 59 Sq.Ft. (5.50 Sq.M.)

First Floor  
Approx. Floor Area 868 Sq.Ft. (80.60 Sq.M.)



Total Approx. Floor Area 1549 Sq.Ft. (143.90 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		75	81
(55-68) D			
(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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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.



18 Foscote Rise  
Banbury



# 18 Foscoote Rise, Banbury, Oxfordshire, OX16 9XN

## Approximate distances

Banbury town centre 0.5 miles  
Banbury train station 0.25 miles  
Chipping Norton 13 miles  
Oxford 24 miles  
Banbury to London Marylebone by rail 55 mins  
Banbury to Oxford by rail 17 mins approx.  
Banbury to Birmingham by rail 50 mins approx.

**A BEAUTIFULLY PRESENTED DETACHED MODERN SPLIT LEVEL (UPSIDE DOWN) PROPERTY OCCUPYING AN ELEVATED SITE EXTENDING TO APPROXIMATELY 0.5 ACRES WITH PLANNING CONSENT FOR A SEPARATE DWELLING.**

**Hall, cloakroom, open plan living space, kitchen/breakfast room, utility conservatory, ground floor bedroom, two lower ground floor bedroom and bathroom, uPVC double glazing, gas central heating via radiators, southerly parkland views and gardens, garage and parking. Energy rating C.**

**£450,000 FREEHOLD**



## Directions

From Banbury Cross proceed in a southerly direction toward Oxford (A4260). Having passed The Horton Hospital turn left at the traffic lights into Hightown Road and Foscoote Rise will be found as the second turning on the right. Continue a little way into the road and the property will be found in a cul-de-sac on the right hand side by following the numbering system. The property will be found in the corner on the left at the end of the road.

## Banbury

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:

\* A beautifully presented split level brick built modern (upside down) house constructed circa 1985 by Timms Homes of Banbury.

\* Occupied by a large plot extending to 0.5 acre which includes planning consent for a separate dwelling (Cherwell District Council Application Ref: 23/00182/F).

\* Located at the end of a small no through road which is located to the south of Banbury town centre but is within walking distance of supermarkets, hospital, town centre and railway station.

\* Lovely mature gardens with a southerly aspect and parkland views.

\* Flexible accommodation including an open plan living space with bay window to front, two windows to rear with parkland views, wood burning stove.

\* Kitchen/breakfast room with Beech effect units, worksurfaces and breakfast bar, gas cooker point, integrated fridge, door to the side opening to the conservatory, window.

\* Ground floor bedroom or office with window to side overlooking the garden.

\* Conservatory with power connected, doors and windows to the gardens and outlooks beyond, ceramic tiled floor, wall mounted electric heater.

\* Two lower ground floor double bedrooms, the larger of which has two double built in wardrobes.

\* Bathroom refitted as a shower room with fully tiled cubicle, semi recessed wash hand basin and WC, fully tiled walls, heated towel rail and windows.

\* Driveway providing off road parking space for two vehicles leading to a single garage with an up and over door, power and light connected, fitted shelving, boarded loft, window and personal door to the garden.

\* Formal lawn gardens to front and rear and less manicured but very well tended gardens to the side rising to an elevated area with very good outlooks to the south which is where the planning permission has been granted for a separate dwelling which includes open plan living/kitchen/dining area, separate sitting room, further bedroom/office room, cloakroom and utility, master bedroom suite with dressing area and shower room, further bedroom and bathroom, study.

## Services

All mains services are connected. The wall mounted gas fired boiler is located in the kitchen. There are 12 solar panels which we understand produce circa £1000 in income per annum and a considerable saving on electricity costs. This is transferable to new owner on a tariff which is available for 25 years from 2011.

## Local Authority.

Cherwell District Council. Council Tax band E.

## Agents Note

There is a covenant in favour of the company known as Stonewater who are to receive 50% of the increase in land value from agricultural to building land if a separate dwelling is to be constructed.

## Energy rating: C

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

## Viewing

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