

**Agents Note**

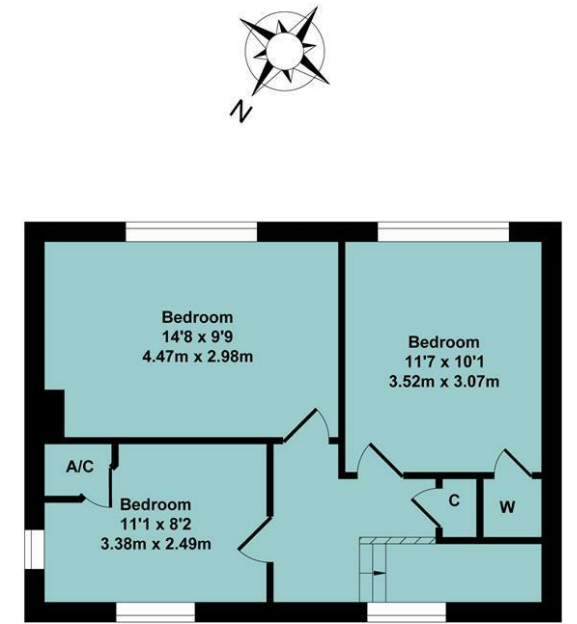
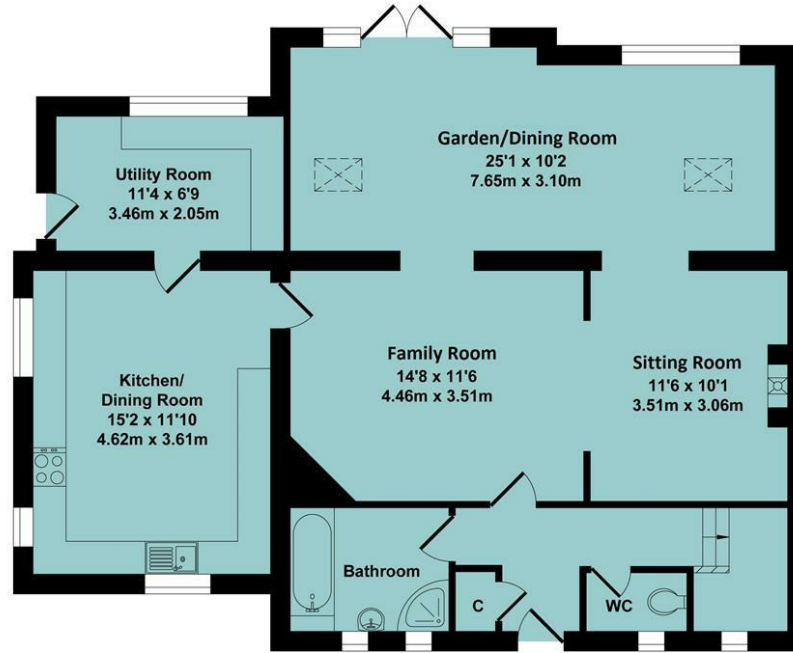
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or 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 990 Sq.Ft.  
(92.0 Sq.M.)

First Floor  
Approx. Floor Area 447 Sq.Ft.  
(41.50 Sq.M.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	75
England & Wales		EU Directive 2002/91/EC	

Total Approx. Floor Area 1437 Sq.Ft. (133.50 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.



7 The Leys  
Wroxton



## 7 The Leys, Wroxton, Oxfordshire, OX15 6QW

Banbury 3 miles, Stratford upon Avon 15 miles  
Oxford 26 miles, M40 (junction 11) 3 miles  
Banbury to London Marylebone by rail approx. 55 mins  
Banbury to Birmingham by rail approx. 50 mins  
Banbury to Oxford by rail approx. 17 mins  
Easy access to Heathrow and Birmingham airports

**A SPACIOUS EXTENDED NON ESTATE SEMI DETACHED HOUSE IN THIS DESIRABLE VILLAGE OCCUPYING A GENEROUS PLOT**

Hall, sitting room, family room, garden room/dining room, kitchen/dining room, utility room, WC, bathroom, three bedrooms, oil central heating via radiators, off road parking, large well tended rear garden with a good range of outbuildings. Energy rating D.

**£495,000 FREEHOLD**



### Directions

From Banbury proceed in a northwesterly direction toward Stratford upon Avon (A422). Travel via Drayton and continue to Wroxton. Follow the road through the village around the left hand bend and before leaving the village the property will be found on the left hand side and can be recognised by our "For Sale" board.

### Situation

Wroxton is a beautiful conservation village in North Oxfordshire made up of predominantly ironstone cottages and farmhouses and the home of Wroxton Abbey. Local amenities in the village include the Wroxton House hotel, a well regarded Church of England (St Marys Church), primary school, sports club, and village hall.

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 spacious non estate semi detached house with greatly extended ground floor accommodation.

\* Standing in a good sized plot with a lovely well tended rear garden with a number of useful outbuildings.

\* Exceptionally popular and very pretty village.

\* Hall with built-in cloaks cupboard and separate cloakroom with a white suite and window.

\* Open plan living space which include a sitting room with a Hornton "Blue" stone fireplace with fitted wood burning stove and exposed beam which is open to a family room with shelved alcove which in turn is open to the large garden/dining room which has windows and French doors opening to the rear garden, laminate wood effect floor, high ceilings as well as velux windows creating a very light and inviting space overlooking the garden.

\* Double aspect kitchen/dining room with Hornton stone floor, base and eye level units, electric cooker point, space for dishwasher, space for fridge/freezer, ample space for table and chairs, oil fired boiler, double aspect with windows to front and side, hatch to a loft, door to a well proportioned and well lit utility room with plumbing for washing machine, space for tumble dryer. space for chest freezer, work surfaces, door to side, window to rear and ceramic tiled floor.

\* Ground floor bathroom fitted with a white suite comprising panelled bath, separate shower cubicle, wash hand basin, two windows, fully tiled walls.

\* Hatch to loft with central boarding.

\* Main double bedroom with window to rear overlooking the garden and rooftops.

\* Second double bedroom with window to rear overlooking the garden, door to built-in cupboard.

\* Third double aspect single bedroom with windows to front and side, door to built-in cupboard housing the hot water tank.

\* To the front there is a driveway providing off road parking at the front. A shared path at the side leads to a private wide side access with useful sheds. This continues to the rear garden where there is a patio, lawn and well tended beds and borders, mature trees, larger sheds and compost area. There is an external power point.

### Services

All mains services are connected with the exception of gas. The oil fired boiler is located in the kitchen.

### Local Authority

Cherwell District Council. Council tax band D.

### Viewing

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

### Energy rating: D

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