

**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**

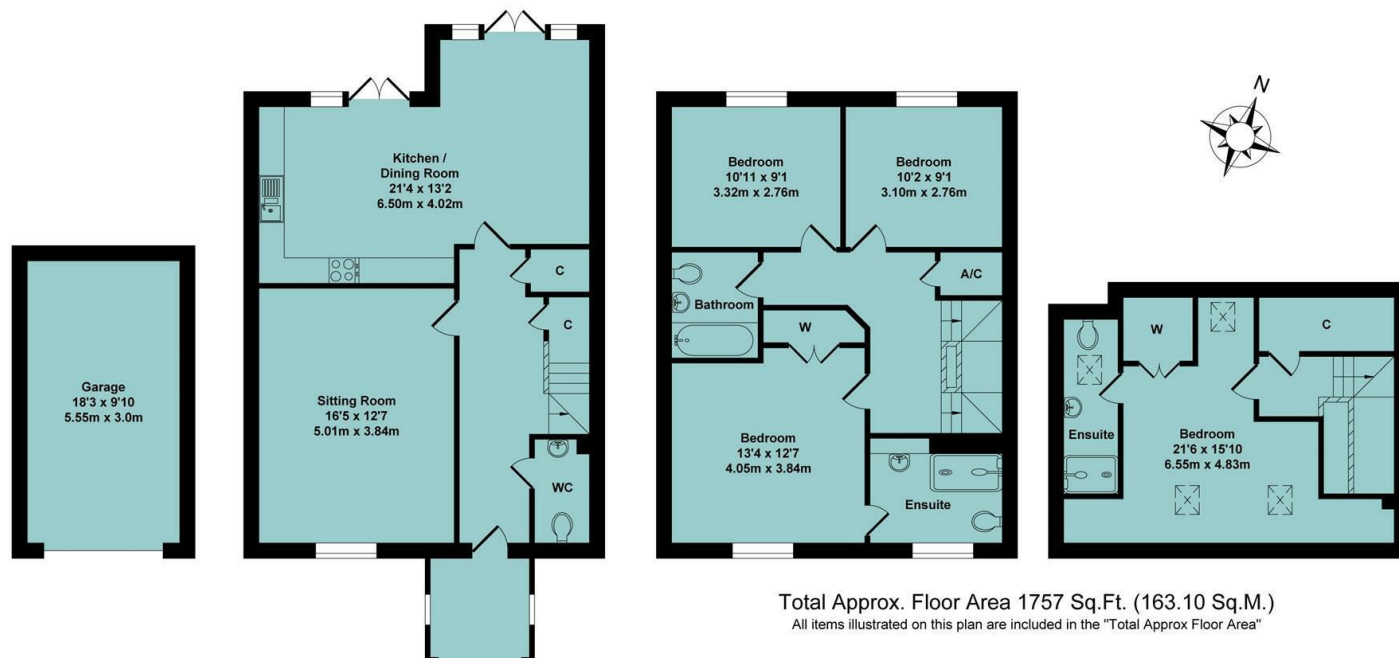
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Garage  
Approx. Floor  
Area 180 Sq.Ft.  
(16.7 Sq.M.)

Ground Floor  
Approx. Floor  
Area 643 Sq.Ft.  
(59.7 Sq.M.)

First Floor  
Approx. Floor  
Area 601 Sq.Ft.  
(55.8 Sq.M.)

Second Floor  
Approx. Floor  
Area 333 Sq.Ft.  
(30.9 Sq.M.)



Total Approx. Floor Area 1757 Sq.Ft. (163.10 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			
(92-100) 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			
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.



36a Thyme Close  
Banbury





# 36a Thyme Close, Banbury, Oxfordshire, OX16 1WH

## Approximate distances

Banbury town centre 2 miles  
Banbury railway station 2 miles  
Chipping Norton 13 miles  
Oxford 24 miles  
Banbury to London Marylebone by rail 55 mins  
Banbury to Birmingham by rail approx. 50 mins  
Banbury to Oxford by rail approx. 17 mins

**A DECEPTIVELY LARGE FOUR DOUBLE BEDROOM STONE FRONTED PROPERTY WITH SPACIOUS ACCOMMODATION OVER THREE FLOORS INCLUDING TWO EN-SUITE BATHROOMS AND A MODERN KITCHEN/DINING ROOM, LOCATED IN A PRIVATE COURTYARD SETTING IN A HIGHLY DESIRABLE AREA**

**Entrance porch, entrance hall, lounge, kitchen/diner, downstairs WC, four double bedrooms, two en-suite shower rooms, family bathroom, rear garden, two parking spaces, garage. Energy rating C.**

**£415,000 FREEHOLD**



## Directions

From Banbury town centre proceed in a northerly direction on the Southam Road (A423). Having passed Tesco Superstore turn left into Dukes Meadow Drive. Continue for approximately a ¼ of a mile and at the third roundabout turn left into Winter Gardens Way and Thyme Close will be found as the third turning on the left where our "For Sale" board is displayed. You will see an entrance on the left hand side into the courtyard where number 36a will be found on the left hand side.

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:

- \* Generous entrance porch.
- \* Located within a private courtyard setting accessed off a quiet no through road.

- \* Entrance hall with doors to downstairs WC, lounge, kitchen/diner, two understairs storage cupboards, stairs to first floor.

- \* Downstairs WC with WC and wash hand basin.

- \* Spacious lounge with window to front.

- \* Large L-shaped kitchen/diner located at the rear of the property fitted with a range of base and eye level units with work surface over, under counter lighting, integrated dishwasher, integrated fridge freezer, integrated washing machine, eye level double oven, four ring gas hob and extractor hood over, ample space for table and chairs, two sets of French doors leading to the garden, tiled flooring.

- \* Three double bedrooms, family bathroom and a large airing cupboard on the first floor.

- \* The master bedroom is a large double with window to front, double built-in wardrobe, en-suite having part tiled walls, walk-in shower, WC, wash hand basin, heated towel rail.

- \* Bedroom three is a double with window to rear.

- \* Bedroom four with window to rear.

- \* First floor family bathroom fitted with a white suite comprising bath, WC and wash hand basin, heated towel rail, vinyl flooring, part tiled walls.

- \* Second floor landing with generous storage cupboard leading to bedroom two.

- \* Second floor bedroom two with three velux windows all having black out blinds and a large built-in wardrobe. En-suite shower room comprising walk-in shower cubicle, WC and wash hand basin, part tiled walls, heated towel rail, velux window.

- \* The rear garden is mostly laid to lawn with a small patio area and is private and enclosed.

- \* To the front there are two parking spaces.

- \* Garage located in a row with light, power and eaves storage.

## Services

All mains services are connected. The boiler is located in the kitchen.

## Local Authority

Cherwell District Council. Council tax band E.

## Viewing

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

## Energy rating: C

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

