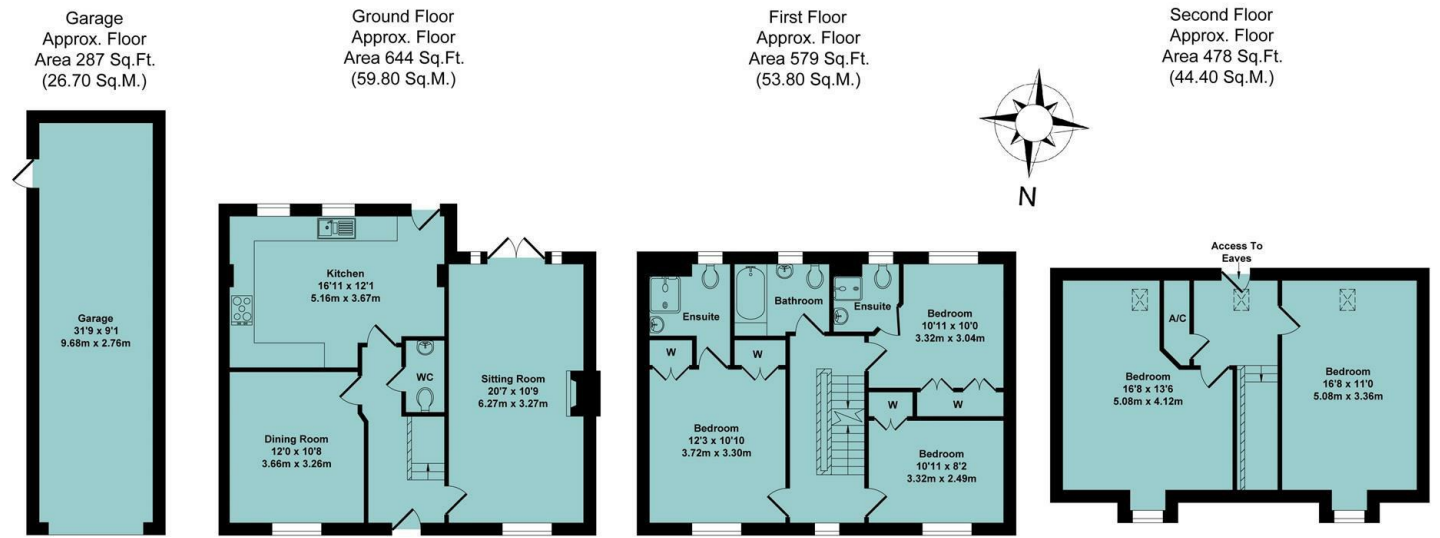


Agents Note

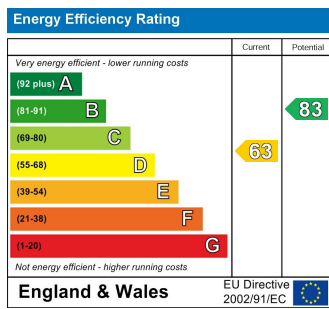
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or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



Total Approx. Floor Area 1988 Sq.Ft. (184.70 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.



5 Ellison Drive
Banbury



5 Ellison Drive, Banbury, Oxfordshire, OX17 1GH

Approximate distances

Banbury town centre 2.4 miles

Banbury railway station 3.5 miles

Oxford 33 miles

Stratford 20 miles

M40 (Junction 11) 3.3 miles

Banbury to London Marylebone 55 mins by rail approx.

Banbury to Oxford 17 mins by rail approx.

Banbury to Birmingham 50 mins by rail approx.

AN INCREDIBLY SPACIOUS FIVE BEDROOM DETACHED FAMILY HOME WHICH HAS BEEN EXTREMELY WELL MAINTAINED BY THE CURRENT VENDORS LOCATED IN A QUIET NO THROUGH ROAD

Entrance hall, sitting room, lounge, kitchen, dining room, downstairs WC, three double bedrooms and three bathrooms on the first floor, two further double bedrooms on the second floor, front and rear gardens, tandem garage, off road parking for several cars. Energy rating D.

£575,000 FREEHOLD



Directions

From Banbury take the main Warwick Road (B4100/A422). Travel past The Barley Mow public house on the right hand side and turn right at the second roundabout onto Duke's Meadow Drive. At the next roundabout turn right into Usher Drive and then take the third right into Ashmead Road. Follow the road around to the right as it merges into Ellison Drive. The property will be found on the left hand side.

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:

* Entrance hall with doors to lounge, dining room, kitchen, downstairs WC, stairs to first floor.

* Dual aspect lounge with windows to front and French doors at the rear opening to garden.

* Dining room with window to front.

* Modern fitted kitchen with two windows overlooking the rear garden, door to rear, tiled floor. A range of neutral base and wall mounted units with black worktop over, integrated dishwasher, space and plumbing for washing machine, space for range style cooker, extractor fan, space for fridge freezer, boiler in corner cupboard.

* First floor master bedroom with windows to front, two built-in wardrobes. En-suite comprising corner shower cubicle, fully tiled walls, WC and wash hand basin, window to rear.

* Bedroom two is also a double with window to rear, built-in wardrobes. En-suite comprising corner shower cubicle, fully tiled walls, WC and wash hand basin, window to rear.

* First floor family bathroom fitted with a white suite comprising bath with shower over, WC and wash hand basin. part tiled walls, window to rear.

* Bedroom five on the first floor with built-in wardrobe and window to front.

* Two further double bedrooms on the second floor both with window to front and velux window to rear.

* Second floor landing with airing cupboard and velux window allowing in lots of light.

* Landscaped private enclosed rear garden mostly laid to lawn with a patio area, a range of mature trees and bushes and access to the garage.

* Tandem garage with light, power and storage.

* Off road parking for several cars in front of the garage.

* Enclosed front garden with a range of trees and shrubs.

Services

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

Local Authority

Cherwell District Council. Council tax band E.

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.

