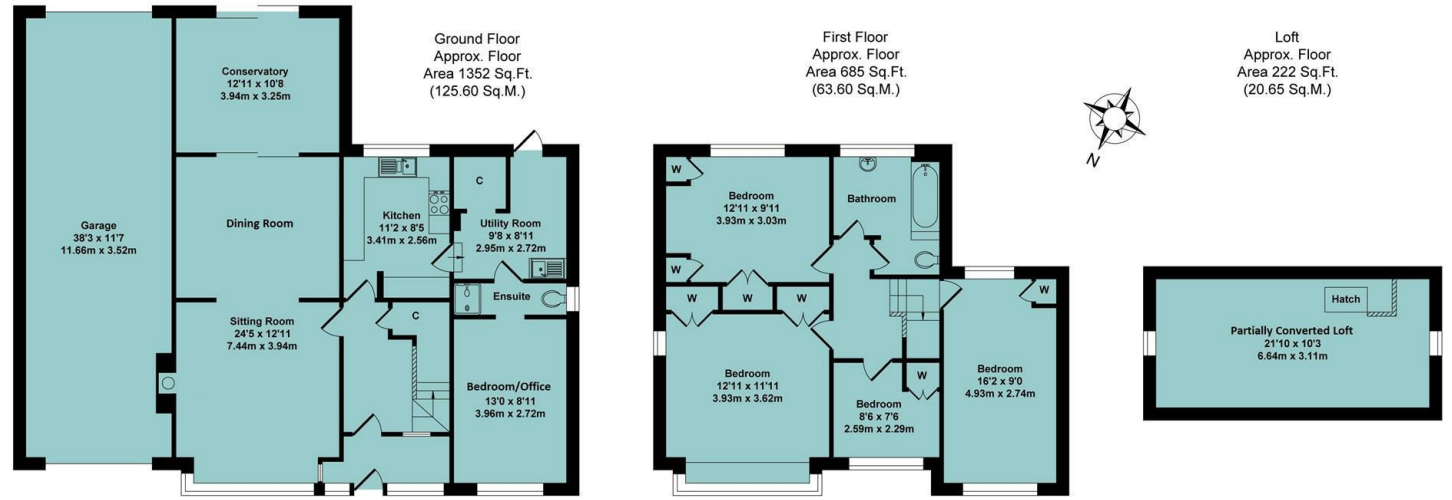


Agents Note

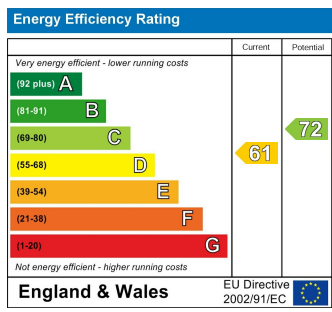
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or 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 2259 Sq.Ft. (209.85 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.



25 Margaret Road
Twyford



25 Margaret Road, Twyford, Oxfordshire, OX17 3JE

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 DETACHED FOUR/FIVE BEDROOM FAMILY HOUSE STANDING IN A LARGE PLOT EXTENDING TO APPROXIMATELY 1/3 ACRE WITH LOVELY LEVEL GARDENS BACKING ONTO FIELDS.

Porch, hall, open plan living space, conservatory, kitchen, utility, ground floor double bedroom/office/playroom with en-suite shower, four first floor bedrooms, family bathroom, gas central heating via radiators, solar panels, tandem garage and large frontage providing extensive off road parking. Energy rating D.

£630,000 FREEHOLD



Directions

From Banbury proceed in a southerly direction toward Oxford (A4260) on entering Twyford (Adderbury) turn left into Twyford Grove and follow the road as it bends to the right into Margaret Road. The property will be found after a short distance straight ahead and can be recognised by our "For Sale" board.

Situation

TWYFORD forms part of the larger village of Adderbury where there are many amenities including shop, post office, butchers shop, hairdressers, public houses, tennis club, golf club, parish church and bus service. There is also a primary school within walking distance of the property and the village is within the catchment area for the Warriner secondary 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:

- * A rare opportunity to acquire a spacious detached house standing in approximately 1/3 acre with lovely gardens backing onto fields.
- * Offering great potential to improve and extend subject to planning permission.
- * Large porch and hall with parquet wood block floor.
- * Spacious open plan living room with multi fuel stove, window to front and patio doors opening to the conservatory.
- * Conservatory with ceramic tile floor, window to side and uPVC double glazed doors opening to the garden.
- * Kitchen with re-fitted cream gloss units, built in oven, combination oven, separate induction hob and extractor, integrated dishwasher, window to rear, glazed door into the utility room which has a door to cupboard with plumbing for washing machine and solar panel equipment, further sink and plumbing, space for, tumble dryer, ceramic tiled floor, door and window to rear garden.
- * Double bedroom/office/playroom with en-suite shower room fitted with a white suite and window.
- * First floor partially converted loft with window, power and light connected, fully boarded housing the wall mounted Potterton gas fired boiler.
- * We believe that the loft could be fully converted to

provide additional accommodation if required, subject to building regulations approval and planning permission where required.

* Three further double bedrooms and an additional single which would also make a good study.

* Family bathroom fitted with a coloured suite comprising a panelled bath with mixer taps and shower attachment, WC and wash hand basin, window, heated towel rail/radiator.

* The large garden which lies to side and rear is mainly level and is a particular feature of the property offering scope to extend into subject to planning permissions and backing onto fields over which there are views from the property.

* To the front there is a large area offering extensive off road parking space beyond which there is a tandem double garage which has a built in door to the rear garden.

Services

All mains services are connected and the property is fitted with solar panels.

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.