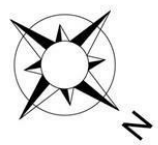
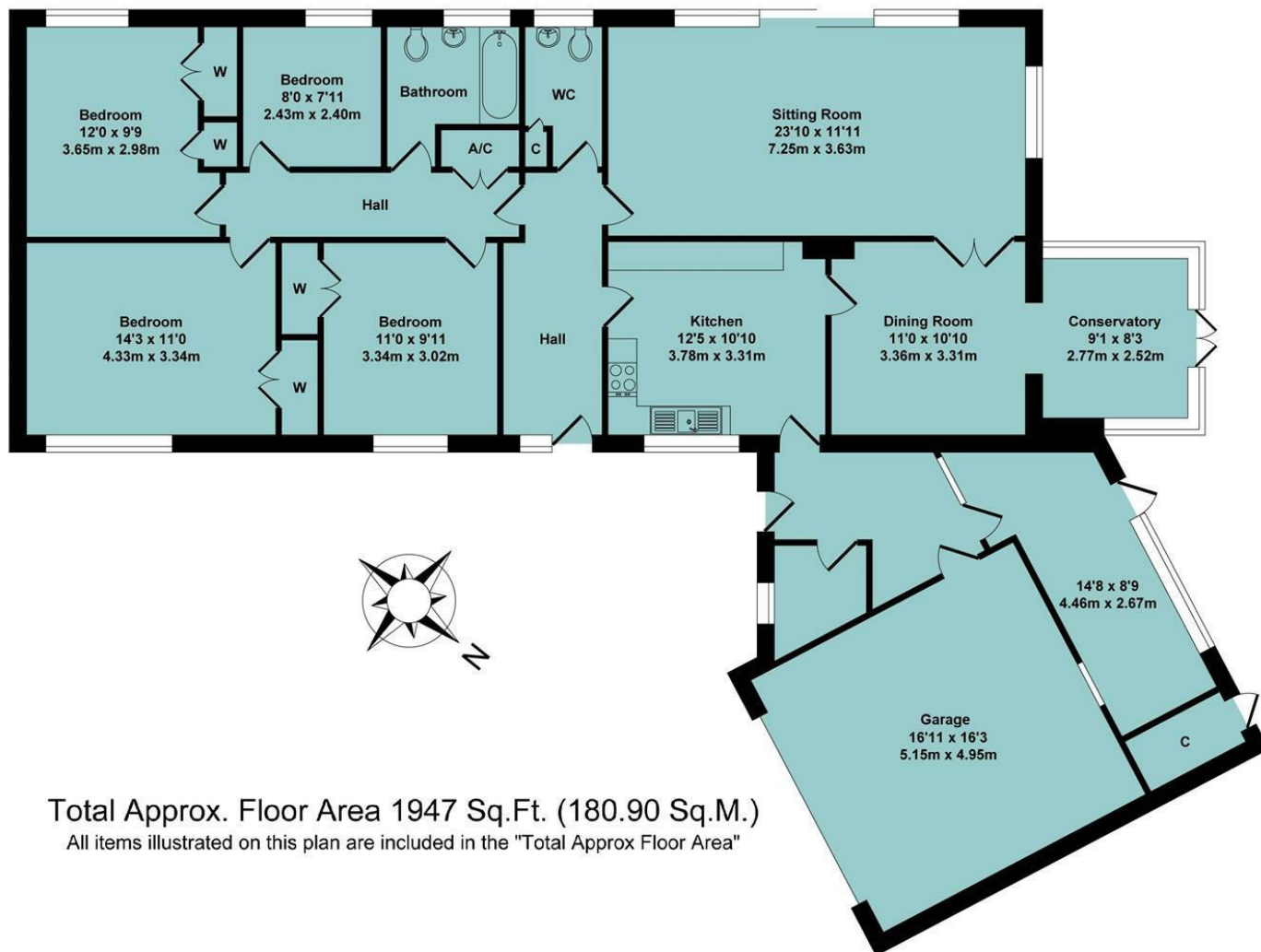


**Agents Note**

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 1947 Sq.Ft. (180.90 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
(55-68) D			
(39-54) E		38	
(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.



10 Banbury Road  
Chacombe



# 10 Banbury Road, Chacombe, Oxfordshire, OX17 2JN

## Approximate distances

Banbury 3 miles  
 Junction 11 (M40) 1 miles  
 Oxford 25 miles  
 Northampton 22 miles  
 Junction 16 (M1) 25 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

## A LARGE STONE BUILT NON-ESTATE FOUR BEDROOM BUNGALOW REQUIRING MODERNISATION IN A PLEASANT LOCATION IN THE HEART OF THIS POPULAR VILLAGE

Large hall, cloakroom, large sitting room, dining room, conservatory, kitchen, lobby/covered side passage, large utility, inner hall, four bedrooms, bathroom, oil ch via rads, extensive parking, double garage, gardens, no upward chain. Energy rating F.

£500,000 FREEHOLD



### Directions

From Banbury proceed in an easterly direction toward Brackley (A422). After the M40 motorway junction (junction 11) take the second exit toward Daventry (A361). After approximately ½ a mile turn right where signposted to Chacombe. Travel into the village and continue until our "For Sale" sign will be seen on the left hand side. The bungalow is set back from the road.

### Situation

CHACOMBE is located approximately three miles North East of Banbury. Within the village there is a primary school and public house. Junction 11 of the M40 motorway is conveniently located approximately 3 miles away on the eastern outskirts of Banbury. Also on the Eastern side of Banbury the railway station will be found providing an improved high speed service on the Chiltern Line between Birmingham and London. There are various shops, cafe, Post Office, pharmacy, library, primary and secondary schools in the nearby village of Middleton Cheney just 2 miles away.

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 non-estate stone built spacious four bedroom link detached bungalow which is in need of updating.
- \* Occupying a pleasant position within this charming village in a generous plot which is set back from the road.
- \* A very convenient area with easy access to junction 11 of the M40 motorway, easy walking distance to the village primary school, pub and church as well as Chenderit secondary school in Middleton Cheney.
- \* It has extensive off road parking on the driveway which extends to the rear where there is additional parking and turning space with a double garage beyond.
- \* A practical layout which includes a ground floor cloakroom, a large walk-in pantry adjacent to the kitchen, a lobby/covered side passage with personal door to the garage and door to the front and access to a large utility/rear porch which opens to the garden.
- \* The main reception room is particularly spacious with door and windows to the front, stone fireplace, window to side and glazed doors to a separate dining room which in turn opens to the conservatory which has exposed stonework, ceramic tiled floor, light and power connected.

\* The kitchen has a range of white units incorporating a built-in double oven, ceramic hob, plumbing for washing machine, window to rear, oil fired boiler.

\* Main double bedroom with window to rear and built-in wardrobe, second double bedroom with window to rear and built-in wardrobe, Third double bedroom with window to front and built-in wardrobe and fourth single bedroom with window to front, built-in wardrobe and fitted shelving.

\* Bathroom fitted with a suite comprising panelled bath with shower unit over and fully tiled surround, wash hand basin and WC, window.

\* The lawned gardens with borders extend to front and side with a high degree of privacy in the main area which is at the side where there is a shingles seating area.

\* uPVC double glazing, oil central heating via radiators, large insulated loft space.

\* No upward chain.

### Services

All mains services are connected with the exception of gas. The oil fired boiler is located in the kitchen and there is an external oil tank .

### Local Authority

West Northants District Council. Council tax band F.

### Viewing

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

### Energy rating: F

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