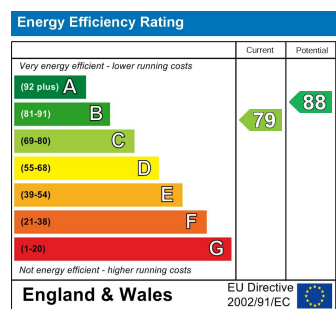


**Agents Note**

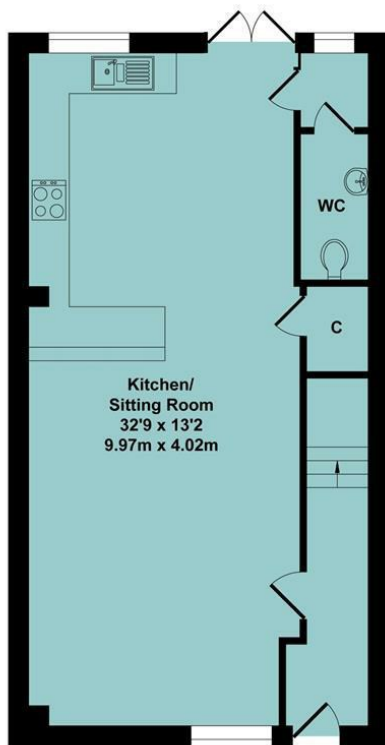
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

**Referral fees**

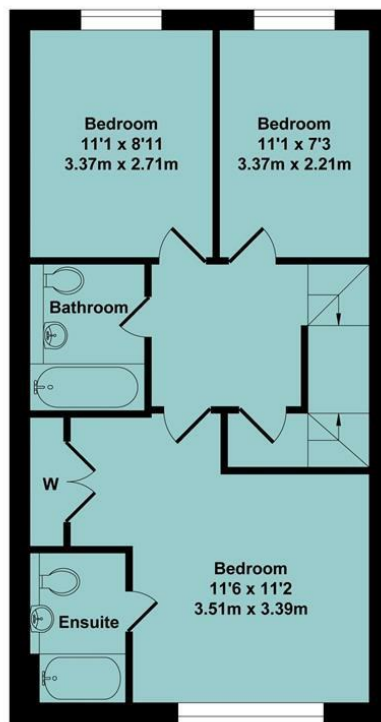
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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.



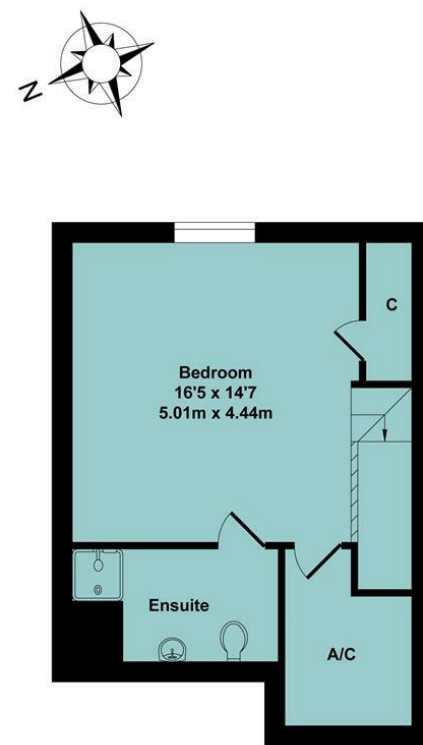
**Ground Floor**  
Approx. Floor Area 550 Sq.Ft. (50.10 Sq.M.)



**First Floor**  
Approx. Floor Area 550 Sq.Ft. (50.10 Sq.M.)



**Second Floor**  
Approx. Floor Area 355 Sq.Ft. (33.0 Sq.M.)



**Total Approx. Floor Area 1455 Sq.Ft. (135.20 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.



**32 Thyme Close**  
**Banbury**



# 32 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 SPACIOUS AND MODERN FOUR BEDROOM BARN CONVERSION STYLE PROPERTY WITH ACCOMMODATION OVER THREE FLOORS LOCATED ON A SMALL SELECT COURTYARD DEVELOPMENT WITHIN THE HANWELL FIELDS AREA OF BANBURY**

**Entrance hallway, superb open plan sitting room/kitchen/family room, utility/WC, two good sized double bedrooms both having en-suite shower rooms, two further good sized bedrooms, family bathroom, uPVC double glazing, gas central heating, off road car parking for two vehicles, enclosed rear garden. Energy rating C.**

**£400,000 FREEHOLD**



## Directions

From Banbury town centre take the Warwick Road (B4100). Travel straight over the traffic lights at the A422 junction continuing towards Warwick. At the second roundabout turn right into Duke's Meadow Drive. Continue along Duke's Meadow Drive and turn right at the third roundabout into Winter Gardens Way. Follow the road as it bears to the right and take the third turning on your left into Thyme Close. You will see an entrance on the left hand side into the courtyard where number 32 will be found in front of you where car parking is available.

## 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 stairs to first floor, door to sitting room/kitchen/family room.

- \* The ground floor is a superb open plan space including the lounge, dining and kitchen. To the front there is a large window overlooking the private courtyard and to the rear there is window overlooking the rear garden, double French doors opening to the garden. The whole of this ground floor room has Malmo Oak luxury laminate flooring. The kitchen is fitted with a range of neutral coloured base and eye level units with worktop over, Bosch double oven, four ring gas hob with a stainless steel splashback and extractor, integrated dishwasher, washing machine and fridge freezer, ample space for a dining table. Large understairs storage cupboard which is large enough to house a tumble dryer.

- \* Utility/ground floor WC and rear lobby with window to rear.

- \* First floor landing with stairs to second floor.

- \* Master bedroom with floor to ceiling windows overlooking the front and built-in double wardrobe. En-suite comprising a double shower cubicle, wash hand basin and WC, heated towel rail.

- \* Two further bedrooms on the first floor both with windows to rear.

- \* First floor family bathroom fitted with a white suite comprising panelled bath with shower attachment, wash hand basin, WC, heated towel rail.

- \* Second floor spacious double bedroom with a large built-in wardrobe, window to rear, door to airing cupboard housing the hot water cylinder. En-suite fitted with a modern white suite comprising shower cubicle, WC and wash hand basin, part tiled walls.

- \* To the rear there is a small patio adjoining the house which leads onto a small lawned area with well stocked flower and plant borders and there is also a useful garden shed. Access to the rear is also private.

- \* Outside the property to the front there are two car parking spaces.

- \* There is a courtyard communal charge of £15 per month which covers the cost of the courtyard maintenance.

## Services

All mains services are connected. The boiler is located in the kitchen. Communal bin store. £15 per month maintenance charge.

## 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.