

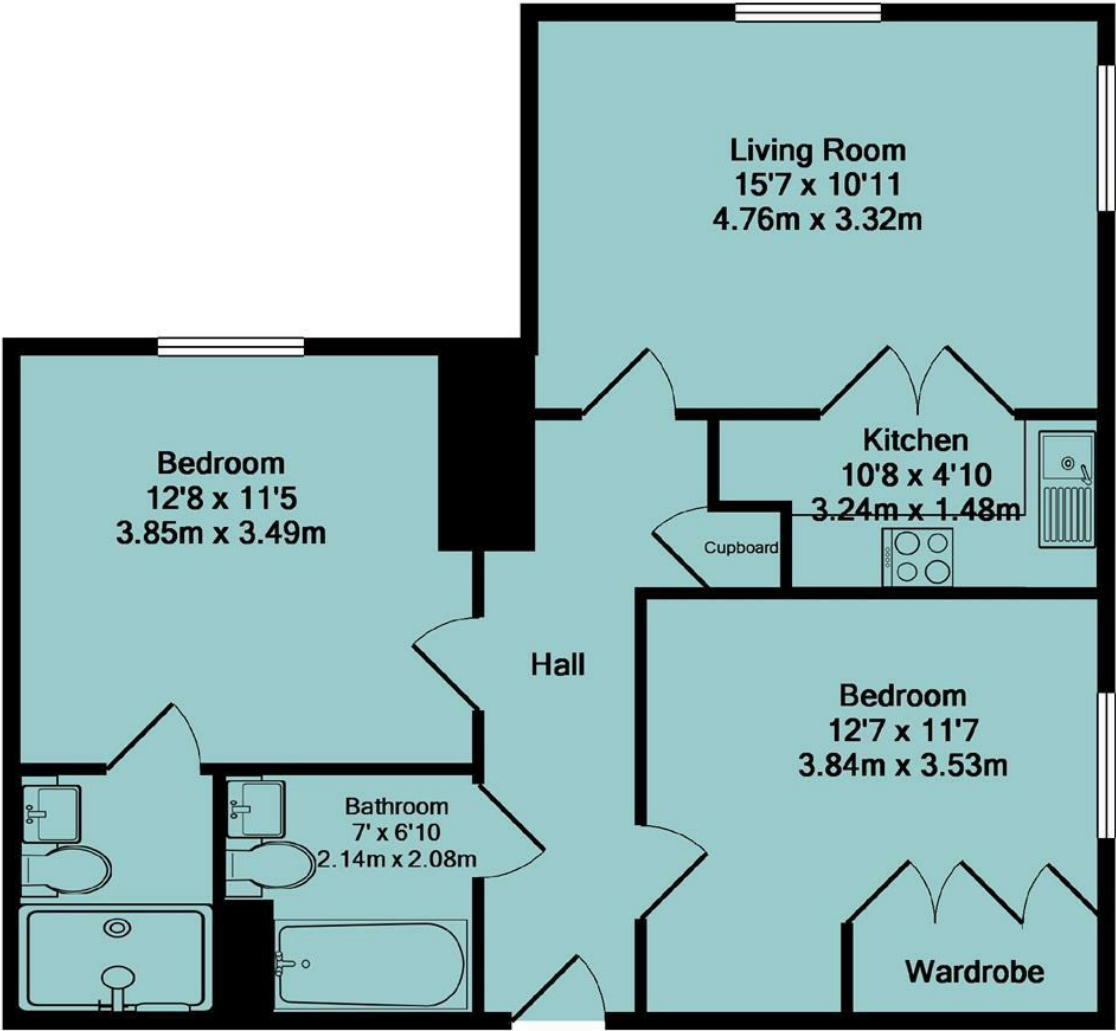
Agents Note

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	



Total Approx. Floor Area 666 Sq.Ft. (61.8 Sq.M.)
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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.



6 Chacombe House
Chacombe



6 Chacombe House, Chacombe, Oxfordshire, OX17 2FL

Approximate distances
Banbury 3 miles
Junction 11 (M40) 1 miles
Oxford 25 miles
Leamington Spa 20 mile
Stratford upon Avon 24 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 WELL PRESENTED TWO BEDROOMED FIRST FLOOR RETIREMENT APARTMENT, WITHIN THIS EXCLUSIVE COUNTRY HOUSE SET IN 15 ACRES OF PARKLAND

Communal entrance hall with lift/stairs, hall, sitting room, kitchen, principle bedroom with en-suite shower room, second double bedroom, upgraded bathroom, communal lounge, basement storage, care home facilities, rural views, communal car park, no onward chain. Energy rating C.

£150,000 LEASEHOLD



Directions

From Banbury town centre proceed in an easterly direction to the junction 11 M40- motorway. Take the second turning onto the Daventry Road (A361). After approximately 1 mile turn right where signposted to Chacombe and continue into the village. upon entering the village take the first right hand turning where signposted to Chacombe House. Follow the signs towards Chacombe House where car parking is available.

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. Buses run from Chacombe to Middleton Cheney, Brackley and Banbury.

The Property

The retirement apartments at Chacombe House lie within Chacombe Park, a purpose built care facility, set in over 15 acres of beautiful parkland in the charming village of Chacombe. Designed for those who wish to maintain an independent lifestyle, the elegant accommodation provides a high level of comfort, privacy and security. The restaurant, recreation room, coffee and drinks facilities are available in the adjacent nursing home. There is a covered passage providing a link directly to the care home from the apartments.

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 well presented retirement apartment with lovely outlooks.
- * Communal hall and beautiful period staircase or lift to the first floor.
- * An elegant ground floor residents lounge overlooking the garden.
- * Basement storage facility and laundry with appliances. Lock up storage cage available on first come, first served basis.
- * Double aspect sitting room in the apartment with impressive mullioned windows and outlooks over gardens and countryside, wall mounted television included.
- * Semi open plan kitchen with shaker cream units incorporating a built-in Bosch double oven, ceramic hob and integrated extractor, integrated fridge/freezer and slimline dishwasher, sink and waste disposal, vinyl wood effect floor, wood effect work surfaces with concealed lighting over.

* Master bedroom with mullioned window and views, door to ensuite shower room fitted with a white suite comprising a fully tiled shower cubicle, semi recessed wash hand basin and WC, heated towel rail, extractor.

* Second double bedroom with triple built-in wardrobe, large mullioned window overlooking the garden and fields beyond.

* Upgraded bathroom fitted with a white suite including a recently fitted jacuzzi jet bath with door for easy access, fitted electric rising seat, mixer taps and shower attachment, fully tiled surround, semi recessed wash hand basin and WC, heated towel rail and extractor.

* 15 acres of communal gardens and park.

Age restriction

Residents are subject to an age restriction and must be over 60 years of age.

Leasehold

There is a service charge currently payable at £363.27 per month and an additional ground rent of £10 per month. Please note that central heating, water and buildings insurance are included in the service charge. There is a 125 year lease which commenced on 28th November 2003.

Services

All mains services are connected with the exception of gas. The central heating cost is included in the service charge.

Local Authority

West Northants District Council. Council tax band D.

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.