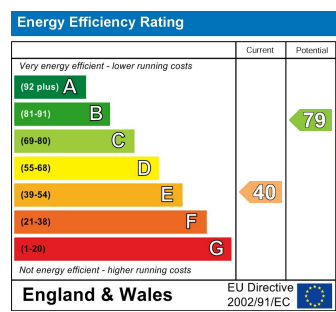


Agents Note

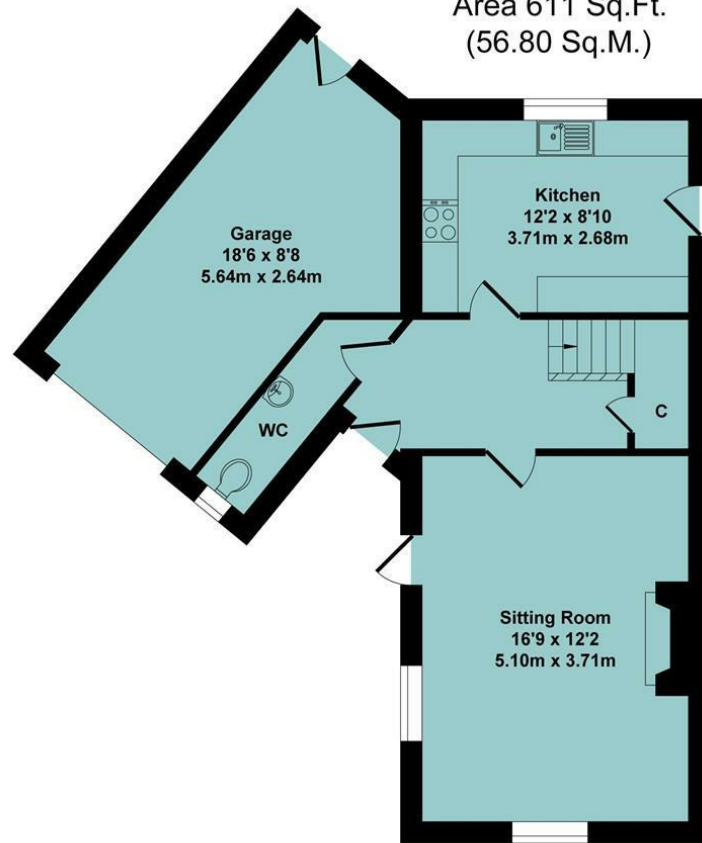
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or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

Referral fees

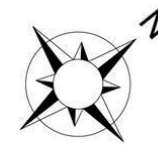
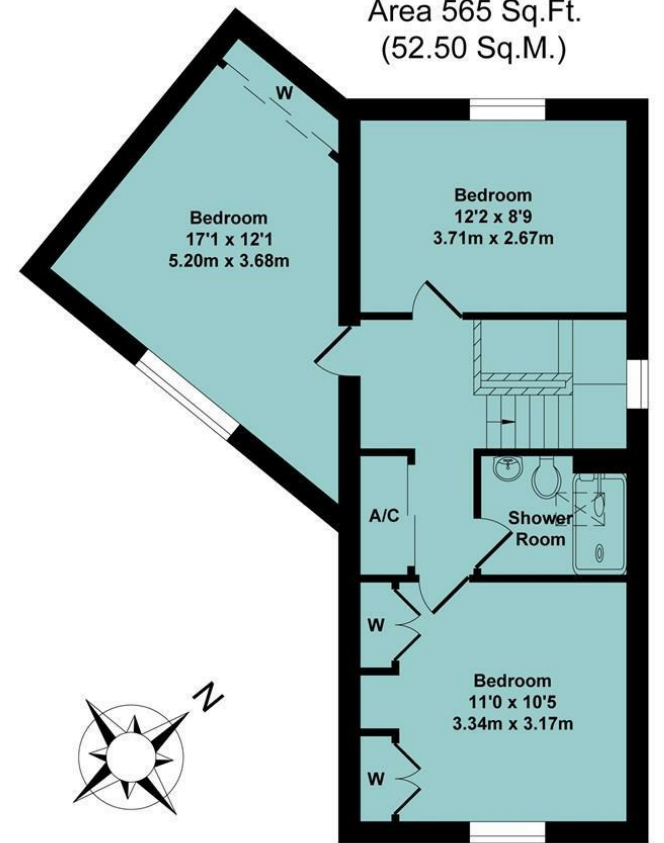
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 611 Sq.Ft. (56.80 Sq.M.)



First Floor
Approx. Floor Area 565 Sq.Ft. (52.50 Sq.M.)



Total Approx. Floor Area 1176 Sq.Ft. (109.30 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.



The New House,
Duns Tew



The New House, Duns Tew, Oxfordshire, OX25 6JR

Approximate distances

Banbury 8.5 miles
 Bicester 11 miles
 Chipping Norton 9 miles
 Oxford 16 miles
 Junction 10 (M40 motorway) 7.5 miles
 Banbury railway station 10 miles

AN INDIVIDUAL DETACHED NON ESTATE HOUSE LOCATED IN THE HEART OF THIS CHARMING AND HIGHLY SOUGHT AFTER VILLAGE BETWEEN BANBURY AND OXFORD

Recessed porch, hall, cloakroom, living room, modern kitchen/breakfast room, three double bedrooms, modern shower room, oil ch via rads, uPVC double glazing, gardens, no upward chain. Energy rating E.

£420,000 FREEHOLD



Directions

From Banbury proceed in a southerly direction towards Oxford (A4260). Travel through the villages of Adderbury and Deddington and approximately 1½ miles beyond Deddington take the right hand turning for Duns Tew. Enter the village and having passed The Manor House on the right the property will be found after a short distance on the right hand side before reaching The White Horse pub. A "For Sale" board has been erected for ease of identification.

Situation

DUNS TEW is an attractive village with a parish church and village hall along with the White Horse, a 17th Century Coaching Inn, now a local friendly country pub and restaurant. The village is situated between Banbury and Oxford approximately 2 miles from the busy market village of Deddington which offers an excellent range of amenities. In addition to Deddington there are primary schools in Steeple Aston and Great Tew. Banbury and Woodstock provide more extensive shopping amenities with nearby Oxford providing further cultural and leisure facilities. Duns Tew is located approximately 7 miles from Junction 10 on the M40 and approximately 10 miles from the new Oxford Parkway station near Kidlington. There are also existing rail services from Banbury, Kings Sutton and Bicester North. Good local secondary schools include the Warriner School in Bloxham and Marlborough School in Woodstock. Private schools nearby include Bloxham School and Tudor Hall. Soho Farmhouse is approx 5 miles.

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:

- * An individual detached non-estate house which we believe dates back to circa 1970.
- * It is situated in the heart of this charming village surrounded by lovely period properties.
- * It occupies a modest plot with gardens lying predominantly to the front and it enjoys a westerly aspect to the rear.
- * The light and airy accommodation has a range of modern fittings and we believe that most prospective purchasers will wish to carry out some cosmetic improvement in terms of décor and floor coverings.
- * Generous frontage with off road parking and spacious single garage with electric door, power and light connected, widening to the rear providing storage space and a personal door opens to the rear garden.
- * Recessed porch, entrance hall and ground floor cloakroom fitted with a white suite and window.

* Well lit double aspect living room with windows to the front and side, door to front garden and open grate fireplace.

* Kitchen/breakfast room with a range of modern fittings in cream with built-in double oven, ceramic hob and extractor, plumbing for dishwasher, space for fridge, integrated washing machine, white ceramic sink, marble effect work surface and breakfast bar, window to rear overlooking the garden, useful storage solutions.

* Main double bedroom with window to front and built-in wardrobes.

* Second double bedroom with window to front and built-in wardrobes.

* Third double bedroom with hatch to loft and window to rear.

* Modern shower room fitted with a white suite comprising fully tiled double shower cubicle, wash hand basin and WC, ceramic tiled floor, heated towel rail, velux window.

* A generous frontage includes a lawned area with borders, a path leading to the front door and driveway providing off road parking for several vehicles.

* Gated side access leads via a path to the rear garden.

* Modest lawned rear garden with borders enjoys a westerly aspect and there is an oil tank.

Services

All mains services are connected with the exception of gas. The oil fired boiler is located in the kitchen.

Local Authority

Cherwell District Authority. Council tax band E.

Viewing

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

Energy rating: E

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