

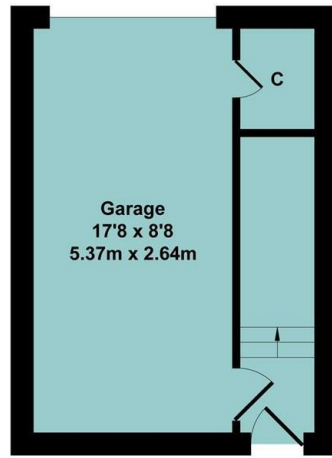
**Agents Note**

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.

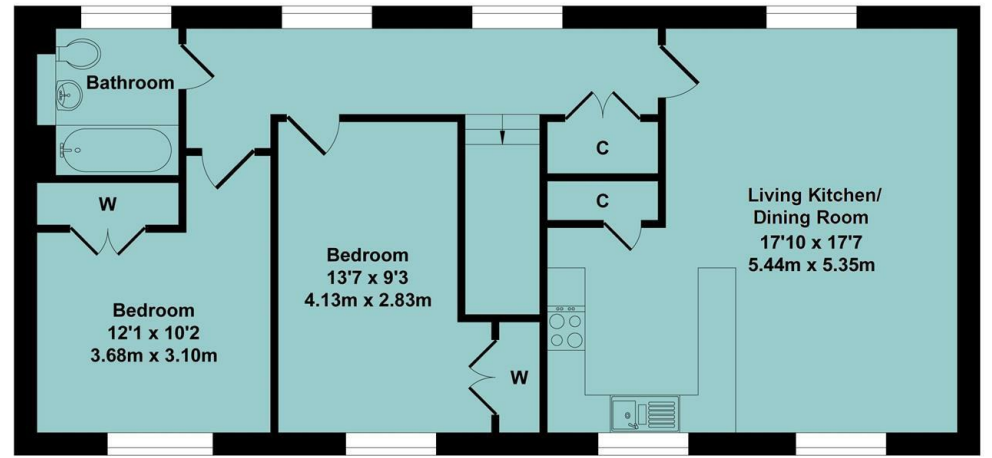
**Referral fees**

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  
215 Sq.Ft.  
(20.0 Sq.M.)



First Floor  
Approx. Floor Area  
706 Sq.Ft.  
(65.60 Sq.M.)



Total Approx. Floor Area 921 Sq.Ft. (85.60 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		76	76
(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	

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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.



58 Sage Close  
Banbury



# 58 Sage Close, Banbury, Oxfordshire, OX16 1UU

## 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 SURPRISINGLY SPACIOUS AND WELL PRESENTED TWO BEDROOM COACH HOUSE STYLE APARTMENT OCCUPYING AN EXCELLENT POSITION OVERLOOKING PARKLAND AT THE TOP END OF HANWELL FIELDS**

**Hall, stairs and landing with storage, double aspect open plan living kitchen/dining space, two double bedrooms, bathroom, gas ch via rads, uPVC double glazing, garage and parking space. Energy rating C. No upward chain.**

**£230,000**



## Directions

From Banbury proceed in a Northerly direction along North Bar Street and turn left at the traffic lights into the Warwick Road. Continue for approximately 1 ¼ miles heading out of the town travelling past The Barley Mow public house. Continue straight over the next roundabout and turn right into Dukes Meadow Drive and at the second roundabout turn right into Winter Gardens Way and after a very short distance turn right where our "For Sale" board will be seen and the property will be found behind the park.

## 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:

\* A well presented and spacious coach house constructed circa 2005.

\* With first floor accommodation there are pleasant outlooks over parkland.

\* This is an ideal opportunity for first time buyers or investors as well as downsizers.

\* The accommodation is ideal for modern living featuring an open plan living space which includes a living kitchen/dining space with double aspect. The kitchen includes a built-in oven, gas hob and integrated extractor, door to a built-in cupboard.

\* The property is approached at ground floor level where there is a hall with fitted matting and a personal door to the garage. On the large landing there is a door to a built-in cupboard which houses the wall mounted gas fired boiler and there is a window to the rear.

\* The main double bedroom has a window overlooking the park and a built-in double wardrobe.

\* The second bedroom is also a double with a built-in wardrobe and window to front.

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

\* Gas central heating via radiators and uPVC double glazing.

\* The property is approached from Winter Gardens Way and a gravelled drive and turning space leads to the parking space beyond which there is a garage with up and over door, power and light connected, door to a built-in cupboard.

\* To the front of the property there is a path, small lawned area, hedging and a shrub bed.

## Services

All mains services are connected. The wall mounted gas fired boiler is located in a cupboard off the landing.

## Local Authority

Cherwell District Council. Council tax band B.

## 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.