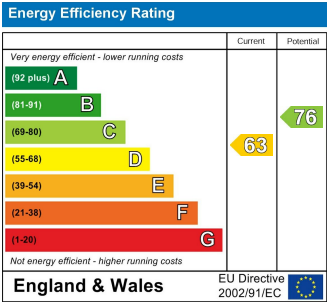


Agents Note

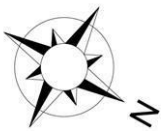
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or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

Referral fees

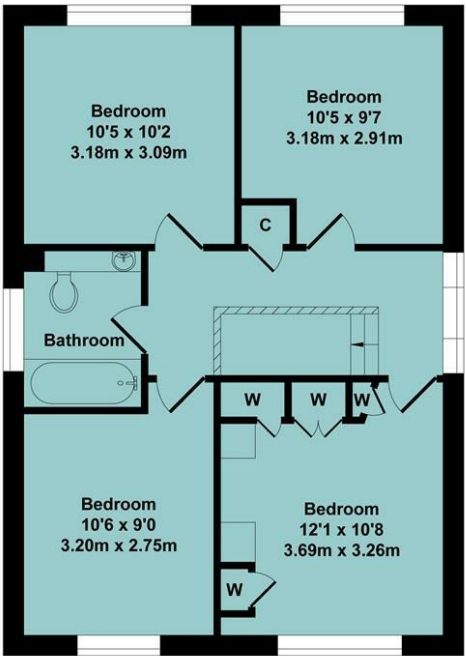
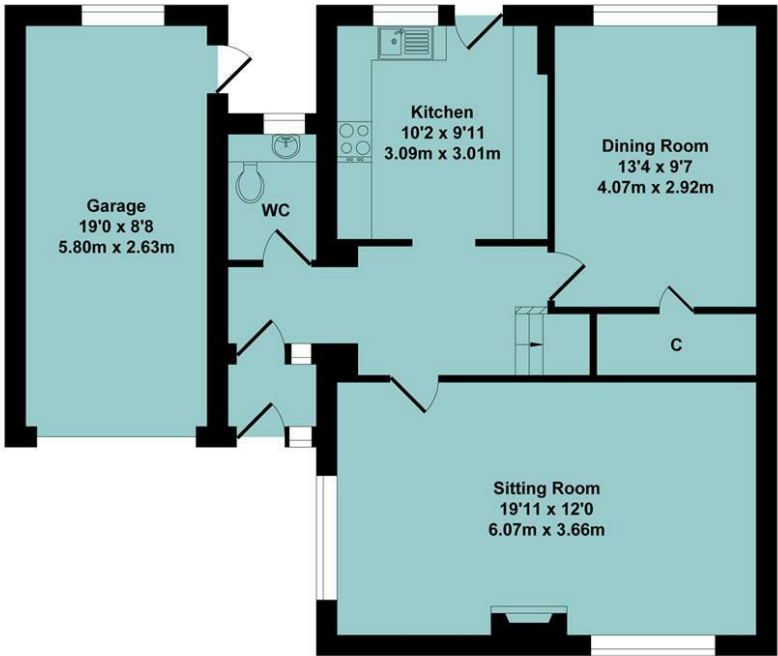
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 826 Sq.Ft.
(76.70 Sq.M.)



First Floor
Approx. Floor
Area 576 Sq.Ft.
(53.50 Sq.M.)



Total Approx. Floor Area 1402 Sq.Ft. (130.20 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.



18 Wheatley Close
Banbury



18 Wheatley Close, Banbury, Oxfordshire,
OX16 9TH

Approximate distances
Banbury town centre 1.5 miles
Banbury railway station (rear entrance) 1 mile
Junction 11 (M40 motorway) 2.5 miles
Oxford 20 miles
Stratford upon Avon 20 miles
Leamington spa 18 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 DETACHED FAMILY HOME WITH FOUR DOUBLE
BEDROOMS OCCUPYING A GENEROUS CORNER PLOT
ON THE HIGHLY REGARDED CHERWELL HEIGHTS
DEVELOPMENT CLOSE TO LOCAL SCHOOLS AND
AMENITIES

Entrance porch, entrance hall, lounge, dining
room, kitchen, downstairs cloakroom, four double
bedrooms, family bathroom, front and rear
gardens, garage and off road parking. Energy
rating D.

£475,000 FREEHOLD



Directions

From Banbury Cross proceed in a southerly direction toward Oxford (A4260). On the outskirts of the town turn left where signposted to Cherwell Heights and at the roundabout turn left onto Bankside. Take the first left onto Chatsworth Drive and then left again into Elton Road. Wheatley Close will be found as the first turning on the left and the property can be found at the end of the cul-de-sac on the right hand side. A "For Sale" board has been erected for ease of identification.

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 porch with door leading into the entrance hall.
- * Large entrance hall with doors to lounge, dining room, kitchen and downstairs WC, stairs to first floor.
- * Lounge with two full length windows to front and side, marble fireplace surround with gas fire within, ample space for furniture.
- * Dining room with window to rear, serving hatch to the kitchen, access to a large understairs storage cupboard. Potential for this room to be knocked through to the kitchen (subject to building regulations approval).
- * Kitchen fitted with a range of base and eye level units, integrated appliances include a Neff double oven, Neff microwave, Neff dishwasher, Bosch fridge, Neff four ring induction hob and extractor over, window and door to rear.
- * Downstairs cloakroom with WC and vanity wash hand basin, window and part tiled walls.

- * First floor landing with doors to all rooms, hatch to loft, window to side allowing on lots of natural light, airing cupboard.
- * The master bedroom is a double with window to front, custom built-in wardrobes, drawers and dressing table.
- * Bedrooms three and four are double bedrooms with windows to rear.
- * Bedroom four is also a double with window to front, this is currently being used as a study.
- * Bathroom fitted with a white suite comprising easy access walk-in bath with shower over, WC and vanity wash hand basin, wall mounted storage unit with mirrored doors, window to rear.
- * Large wrap around garden forming part of the corner plot. It is mostly laid to lawn with a block paved patio and a path, various flower beds, garden shed, gate giving access to the side, personal door to the garage.
- * To the front there is a block paved driveway, various flower beds and off road parking for 2-3 cars.
- * Garage fitted with an up and over door, light and power.

Services
All mains services are connected.

Local Authority
Cherwell District Council. Council tax band E.

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

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