

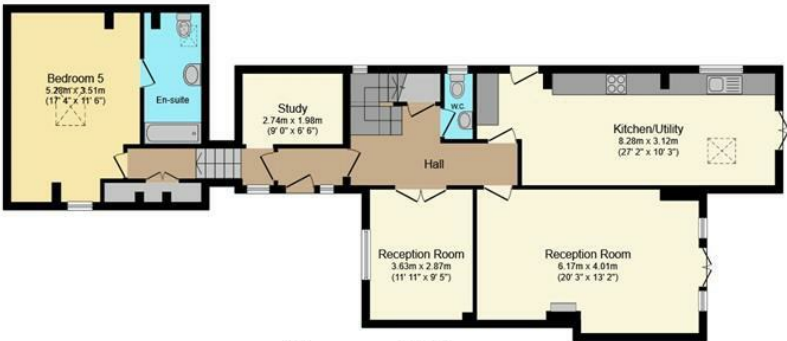
Agents Note

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.

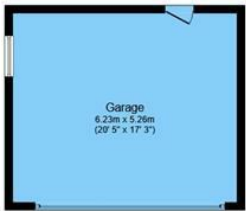
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		73
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Ground Floor



First Floor



Garage

Total floor area 206.3 m² (2,221 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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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.



3 Hightown Leyes
Banbury



3 Hightown Leyes, Banbury, Oxfordshire, OX16 9NP

Approximate distances
Banbury town centre 0.5 miles
Banbury train station 0.25 miles
Chipping Norton 13 miles
Oxford 24 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Oxford by rail 17 mins approx.
Banbury to Birmingham by rail 50 mins approx.

A SPACIOUS DETACHED FAMILY HOME IDEAL FOR FAMILIES AND HOME WORKING WITH FLEXIBLE SPACE IN A TUCKED AWAY ROAD WITHIN WALKING DISTANCE OF RAILWAY STATION, TOWN, SUPERMARKETS, SCHOOLS AND HOSPITAL

Hall, cloakroom, sitting room, dining room/snug or office, study, kitchen/dining room, main bedroom with ensuite bathroom, guest suite including separate stairs and ensuite shower room, third bedroom with ensuite shower room, fourth double bedroom and fifth bedroom/study, family bathroom, gas ch via rads, uPVC double glazing, large integral double garage, driveway parking. Energy rating C.

£599,950 FREEHOLD



Directions

From Banbury Cross proceed via South Bar into the Oxford Road (A4260). Continue until The Horton Hospital is seen on the left hand side and at the traffic lights turn left into Hightown Road. After a short distance turn right into Hightown Gardens and follow the road around to the left into Hightown Leyes. Continue for approximately 150m and the property will be found set back on the left hand side.

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 brick built detached five bedroom house on the favoured southern side of Banbury which offers well presented spacious flexible accommodation on two floors.

* We believe this conveniently situated house which includes four bathrooms including three ensembles and four reception rooms will ideally suit a family with school age or older children looking for their own space or extended families.

* It is also a great opportunity for home workers as there are various options for home offices.

* Situated in a tucked away no through road it is within walking distance of the railway station, supermarkets, Horton Hospital and the town centre.

* There is a large integral double garage with light and power connected, window and personal door to the rear.

* uPVC double glazing, cavity wall insulation, gas central heating via radiators, three year old replacement internal doors and modern fittings throughout.

* Spacious sitting room and kitchen/dining room both with French doors opening to the rear garden.

* Dining room/office or snug as well as a study.

* Four double bedrooms and a fifth bedroom/study.

* Ground floor cloakroom, three ensembles and a family bathroom.

* Gardens to sides and rear including patios, lawns wrapping around, terraced borders and an elevated seating area for entertaining, shed and outside lighting.

* The house is approached via a shared drive with two neighbours and all three properties have their own additional driveway areas with parking.

All mains services are connected. The wall mounted gas fired boiler is located in the utility area at end of the kitchen.

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.

