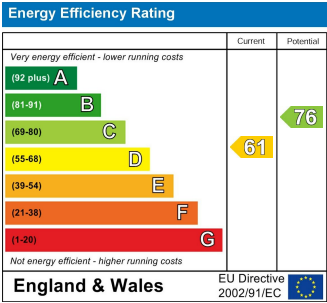


Agents Note

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.



Total Approx. Floor Area 1715 Sq.Ft. (159.30 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.



68 Rochester Way
Twyford



68 Rochester Way, Twyford, Oxfordshire,
OX17 3JX

Approximate distances
Banbury 2.5 miles
Banbury railway station 4 miles
Junction 11 (M40 motorway) 5 miles
Bicester 16 miles
Oxford 18 miles
Banbury to London Marylebone by rail approx. 55 minutes
Banbury to Birmingham by rail approx. 50 minutes
Banbury to Oxford by rail approx. 17 minutes

**A SPACIOUS AND EXTENDED FOUR BEDROOM
DETACHED BUNGALOW BENEFITTING FROM A
GENEROUS REAR GARDEN AN EN-SUITE TO THE
MASTER BEDROOM PLUS A GARAGE AND OFF ROAD
PARKING**

**Entrance hall, sitting/dining room, kitchen, utility,
four bedrooms, ensuite, family bathroom, garage,
rear garden, off road parking on the driveway for
three cars. Energy rating D.**

£475,000 FREEHOLD



Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). Having left Bodicote continue along the Oxford Road into Twyford (Adderbury). At the traffic lights turn left toward Bicester and Aynho (B4100). After the primary school turn left into Deene Close and follow the road around as it bears to the right. Take the first left into Rochester Way and the property will be found on the left hand side.

Situation

TWYFORD forms part of the larger village of Adderbury which is a particularly sought after and attractive village, situated in the North Oxfordshire countryside. Amenities include a primary school, hotel and four public houses offering good food, a café, a convenience store and a fine 14th Century Parish Church. The village has a good community spirit and offers many clubs ranging from babies and toddlers clubs, Brownies, Scouts, photography, gardening, WI, bowls, golf, cricket, tennis and squash. The village is in the catchment area for The Warriner School at Bloxham.

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 hall with doors to the sitting room, kitchen, bathroom and three of the bedrooms, storage cupboard, airing cupboard, hatch to loft.

* Large L-shaped sitting room/dining room with ample space for table and chairs, two windows to side, window to rear, patio doors opening to the rear, door to kitchen, door to master bedroom, wall mounted electric fireplace/heater.

* Kitchen fitted with a range of white base and eye level units with worktop over, inset sink, integrated dishwasher, integrated double oven and four ring gas hob with extractor over, integrated microwave, space for American style fridge freezer, opening to the utility room which has units matching the kitchen, space for washing machine, space for tumble dryer, door to courtyard, door to garage, window to rear.

* The master bedroom is a large double with a range of built-in wardrobes and overheard storage, window to rear, patio doors to garden, door to ensuite.

* Ensuite fitted with a walk-in shower, WC and wash hand basin, window and fully tiled walls.

* Bedroom two is a large double with window to front and built-in wardrobes.

* Bedroom three is a double with window to font and a built-in wardrobe.

* Bedroom four/study with window to side and built-in wardrobe/cupboard.

* Family bathroom fitted with a white suite comprising bath, WC and wash hand basin, heated towel rail, fully tiled walls, tiled floor, window to side.

* The rear garden is well maintained, very private, mostly lawned and comprises a large patio area and a covered decked seating area. The garden is bordered by a range of well maintained trees and shrubs and there is a brick built shed at the end of the garden. Gated side access which leads to the front door. By the front door there is a decked ramp access.

* Garage with up and over door, light and power. In front of the garage there is off road parking for three/four cars.

Services

All mains services are connected. The gas fired boiler is located in the airing cupboard in the entrance hall.

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.