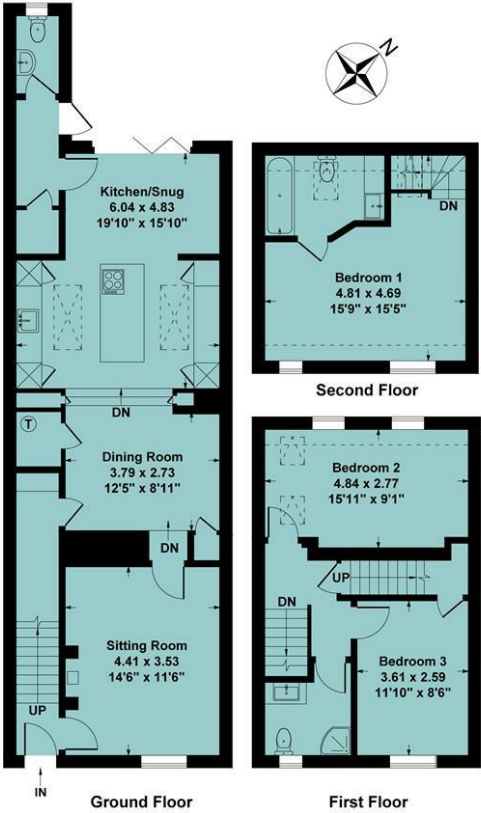
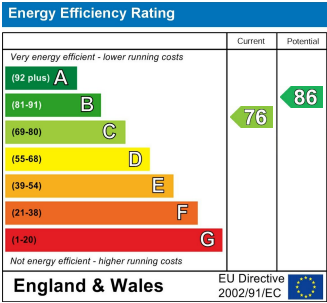


Agents Note

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.



Measurements are approximate, not to scale, illustration is for identification purposes only.

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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.



170 Broughton Road
Banbury



170 Broughton Road, Banbury,
Oxfordshire, OX16 9QQ

Approximate distances
Banbury town centre 0.25 miles
Banbury train station 0.75 miles
Oxford 23 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Oxford by rail 17 mins
Banbury to Birmingham by rail 50 mins

A BEAUTIFUL THREE BEDROOM TOWNHOUSE
COMPLETELY REMODELLED AND RENOVATED CLOSE
TO THE TOWN CENTRE

Entrance hall, living room, open plan dining and
kitchen area, understairs storage/office, snug
overlooking garden, rear hallway, utility
cupboard, downstairs WC, three bedrooms,
ensuite, family bathroom, large rear garden.
Energy rating C.

£450,000 FREEHOLD



Directions

From Banbury town centre proceed in a westerly direction along West Bar Street and into the Broughton Road. Continue past the turning for Bath Road where the property will be found on the right hand side halfway along up the hill.

The Property

170 Broughton Road is an exceptional property meticulously remodelled and renovated over the past eight years by the current owners with no expense spared. Positioned near the top of Broughton Road it offers stunning views over Banbury. Dating back approximately 200 years this thoughtfully updated home blends modern contemporary living with its original character featuring exposed stone, wooden beams, sash windows and high ceilings. Modern upgrades include soundproofing, oak veneer doors, updated electrics and CCTV to name a few. Upon entering you are welcomed into a cosy living room with a striking feature fireplace complete with a brick surround and wooden beam. This leads into the breathtaking open plan dining and kitchen area. The dining space comfortably accommodates a table and chairs and includes a cleverly utilised understairs cupboard currently serving as a home office. Stepping down into the stunning John Nicholls kitchen you will find wooden worktops, built-in appliances, a Quooker tap and two rooflights that flood the space with natural light. At the end of the kitchen a snug area with bi-fold doors overlooks the rear garden. Completing the ground floor is a hallway leading to a utility cupboard and a downstairs WC with underfloor heating running throughout the ground floor.

The first floor showcases an oak stairwell and an exposed original stone wall that continues into a spacious double bedroom which features two sash windows overlooking the rear garden along with two velux skylights. Another double bedroom includes a sash window, a wooden beam and an original door opening to understairs storage. A modern family bathroom completes this level. The top floor hosts an impressive family bathroom which also features exposed stone on the stairwell, two sash windows and a velux sky light. This leads to a stylish ensuite with a skylight offering scenic views over Banbury.

The rear garden is designed for entertaining with a covered composite decking area perfect for al fresco dining, a lawn and a wooden shed equipped with power and lighting.

This property must be seen to be believed.

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:

- * Underfloor heating throughout the ground floor.
- * LTV flooring.
- * Conservation area.
- * A cosy living room with feature fireplace with original brick surround.
- * The dining area offers ample space for a table and chairs, three hidden storage cupboards and access to a cupboard housing the gas fired boiler and water softener system. A cleverly utilised understairs cupboard serves as a compact office space ideal for home workers and contains underfloor heating and CCTV system.
- * An immaculate John Nicholls kitchen with wall and base mounted

units, wooden worktops and a central island with seating. Integrated appliances include a Neff double oven, full length fridge and freezer, dishwasher, Quooker tap and an induction hob with built-in extractor. The kitchen is further enhanced by two roof lights allowing in plenty of natural light.

* A snug area with bi-fold doors opens to the rear garden. The rear hallway provides access to a utility cupboard with space and plumbing for a washing machine and tumble dryer as well as a downstairs WC with a wash hand basin, heated towel rail and sash window.

* The first floor landing features an oak stairwell with an exposed original stone wall.

* A spacious double bedroom includes room for drawers, an exposed stone wall, two sash windows overlooking the rear garden and two velux skylights.

* Another double bedroom featuring a sash window and an original door leading to understairs storage.

* A modern family bathroom comprises a shower cubicle with a rainfall shower, WC, Heritage wash hand basin and a heated mirror with hidden storage behind.

* The top floor boasts a spacious light filled master bedroom with exposed stone on the stairwell, two sash windows, attic access and a door to the ensuite.

* The elegant ensuite includes a bath, WC, wash hand basin, heated towel rail and a velux skylight with views over Banbury.

* The large and long rear garden perfect for entertaining features a covered composite decking area ideal for outdoor dining, a lawn, planters and a lit pathway with original slabs from the house leading to a wood built workshop with power, lighting and a rubber roof.

Services

All mains services are connected. The gas fired boiler is located in a cupboard off the dining area. The property also benefits from underfloor heating on the ground floor.

Local Authority

Cherwell District Council. Council tax band C.

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.