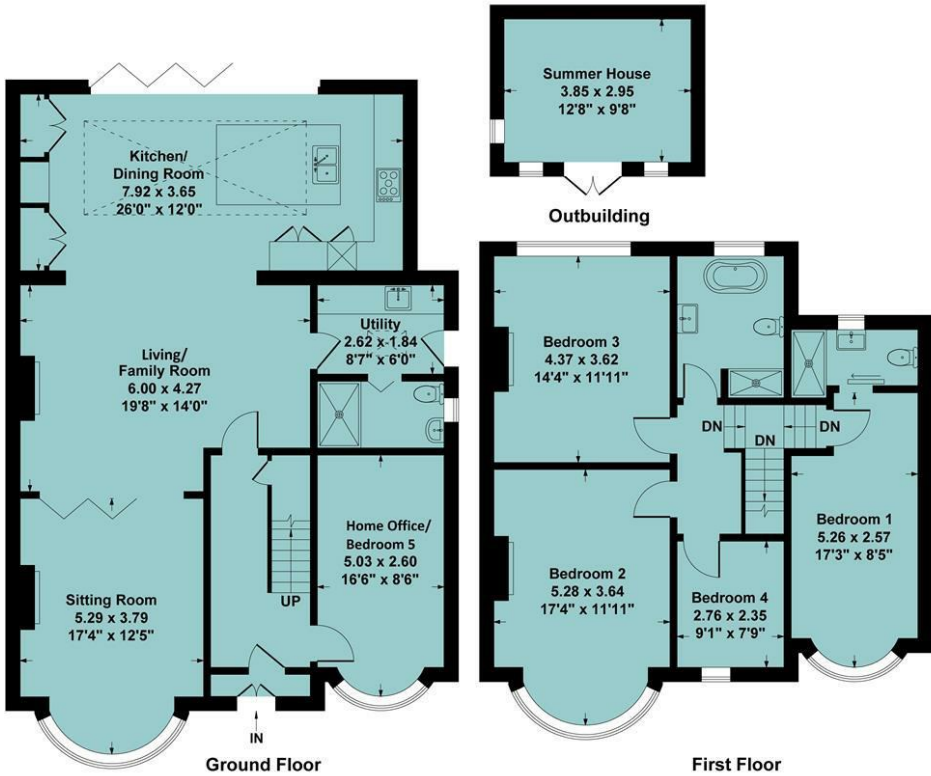


Agents Note

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.

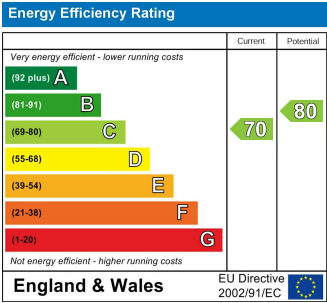
Referral fees

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 Area = 107.50 sq m / 1157 sq ft
First Floor Approx Area = 72.01 sq m / 775 sq ft
Outbuilding Approx Area = 11.35 sq m / 122 sq ft
Total Area = 190.86 sq m / 2054 sq ft

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



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31-32 High Street, Banbury, Oxfordshire OX16 5ER



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.



11 Dashwood Road
Banbury



11 Dashwood Road, Banbury, Oxfordshire, OX16 5HD

Approximate distances
Banbury town centre 0.25 miles, Horton Hospital 0.75 miles
Banbury train station 1 mile on foot, 1.5 miles by car
(footpath from Tramway temporarily closed)
Junction 11 M40 motorway 1.6 miles
Oxford 23 miles, Chipping Norton 13 miles
Bicester 13 miles, Leamington Spa 20 miles
Stratford upon Avon 19 miles

AN EXCEPTIONAL FOUR BEDROOM 1930’S HOUSE WHICH HAS BEEN BEAUTIFULLY RENOVATED, EXTENDED AND REMODELLED TO PROVIDE A STUNNING HOME PERFECTLY BLENDING PERIOD FEATURES WITH CONTEMPORARY FITTINGS IDEAL FOR MODERN LIVING WITH THE CONVENIENCE OF BEING CLOSE TO THE TOWN CENTRE

Hall, sitting room, stunning open plan living kitchen/dining space, home office/fifth bedroom, ground floor shower/WC, utility room, main bedroom with ensuite shower room, three further bedrooms, fabulous four piece family bathroom, generous off road parking to front, landscaped garden to rear including garden office/summerhouse and workshop, no upward chain. Energy rating C.

£595,000 FREEHOLD



Directions

From Banbury Cross proceed via High Street into George Street and turn right into Broad Street. Continue as the road leads directly into Newland Road and take the first turning on the right into Dashwood Road. The property will be found on the right hand side and can be recognised by our “For Sale” board.

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.

The Property

A truly exceptional four/five bedroom semi detached house which is one of the best we have seen. Originally constructed we believe in the 1930’s, it has recently been the subject of a complete renovation, extension and remodelling programme which has transformed it into a stunning family home combining traditional character features with high quality modern fittings. This is an ideal home for modern living with a superb open plan living kitchen/dining area with atrium and bi-fold doors as well as a separate sitting room and an office or fifth bedroom. There are four bedrooms on the first floor one of which has an ensuite as well as a very large and beautifully fitted family bathroom. Practicalities include a utility room and ground floor shower room internally whilst externally there is parking on the frontage for four vehicles and to the rear there is a contemporary style fully landscaped garden with a summerhouse/garden office as well as a large workshop. This immaculate property offers approximately 2000 sq. ft. of accommodation which is complemented by a high end finish and first class presentation.

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 beautifully renovated semi detached 1930’s house which has been remodelled and extended in recent years.

* Spacious immaculately presented rooms including a stunning open plan living kitchen dining area featuring hand made units, integrated appliances, a skylight atrium and bi-fold doors opening to a raised deck with contemporary glass surround through which the view of the garden can be enjoyed. Large family living area with open fireplace as well as a sitting room at the front with bow window and fireplace with a lovely original Art Deco wooden surround.

* There is a small porch and an impressive hall with original stained glass front door and period style tiled floor from which a door opens to a home office/fifth bedroom with another bow window.

* The majority of the ground floor has wood floors and underfloor heating.

* On the first floor there are two double bedrooms with bow windows, one of which features a high open ceiling and a luxury ensuite shower room.

* There are two further bedrooms one of which is a large double and the other a single.

* In keeping with the aforementioned shower rooms the family bathroom is equally impressive and spacious with a free standing claw foot slipper bath, separate fully tiled shower cubicle, wash hand basin with cupboards under, WC, retro radiator/towel rail, ceramic tiled floor with heating under and window.

* As mentioned above there is a large raised terrace approached via the bi-fold doors in the rear elevation with ample space for outdoor living and dining furniture. Steps divide the glazed balustrades and lead to a central path between lawns and borders and leads to a large timber painted workshop/shed and a separate summerhouse/garden office both of which have power connected.

Services

All mains services are connected. The gas fired boiler is located in the loft.

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.

