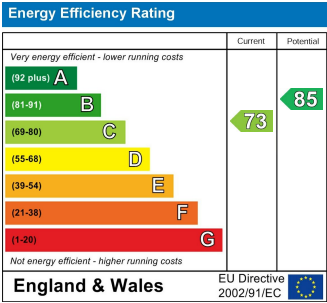


Agents Note

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 = 58.42 sq m / 629 sq ft  
First Floor Approx Area = 55.06 sq m / 593 sq ft  
Garage Approx Area = 4.67 sq m / 50 sq ft  
Total Area = 118.15 sq m / 1272 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.



6 Woburn Close  
Banbury





6 Woburn Close, Banbury, Oxfordshire,  
OX16 4FT

Approximate distances  
Banbury town centre 1.5 miles  
Banbury railway station 1 mile  
Junction 11 (M40 motorway) 0.75 miles  
Oxford 23 miles  
Stratford upon Avon 22 miles  
Leamington Spa 21 miles  
Banbury to London Marylebone by rail approx. 55 mins  
Banbury to Birmingham by rail approx. 50 mins  
Banbury to Oxford by rail approx. 19 mins

AN EXTENDED AND WELL MAINTAINED DETACHED  
HOUSE LOCATED IN A QUIET CUL-DE-SAC CLOSE TO  
LOCAL SHOPS AND AMENITIES WITH EASY ACCESS TO  
THE M40

Entrance hall, sitting room/dining room,  
kitchen/breakfast room, conservatory, downstairs  
WC, four bedrooms, ensuite to the master, family  
bathroom, partially converted garage, front and  
rear gardens, parking on the driveway. Energy  
rating C.

£445,000 FREEHOLD



Directions

From Banbury proceed east via the Middleton Road and continue for approximately half a mile continuing over the mini roundabout and through the traffic lights. Turn right into Priory Vale Road and then immediately left into Woburn Close and the property will be found on the right 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:

- \* Entrance hall with doors to the cloakroom and lounge, stairs to first floor.
- \* Downstairs cloakroom with a cream WC and wash hand basin, window to front.
- \* Dual aspect sitting room/dining room with window to front, electric fireplace, door to kitchen and archway through to the dining area which has ample space for table and chairs and patio doors opening into the conservatory.
- \* Conservatory with tiled floor and door to garden.
- \* Kitchen/breakfast room fitted with a range of cream base and eye level units with wooden worktop over, breakfast bar, integrated dishwasher, free standing range cooker with extractor over, space and plumbing for washing machine, space for tumble dryer, space for American style fridge freezer, understairs storage, tiled flooring, window overlooking the garden and door to rear.
- \* First floor landing with doors to all rooms and hatch to loft.
- \* The master bedroom is a double with window to front, bespoke fitted wardrobes and an ensuite comprising a double shower cubicle, WC and wash hand basin, tiled walls and flooring, heated towel rail and window to side.

- \* Bedroom two is a double with dual aspect windows to front and rear.
- \* Bedroom three is a double with window to rear and a built-in wardrobe.
- \* Bedroom four is a single with window to front.
- \* Family bathroom fitted with a white suite comprising bath, WC and vanity wash hand basin, part tiled walls, tiled flooring, heated towel rail and window to rear.
- \* The rear garden which is partially walled, has been landscaped and comprises a large patio, a lawned area, a range of shrubs and bushes and a shingled seating area in the far corner. Gated side access. Outside tap.
- \* To the front the garage has been partially converted to make the kitchen bigger, the remaining two thirds are used for storage.
- \* Off road parking on the block paved driveway for two cars.
- \* Lawned front garden bordered by a hedge.

Services

All mains services are connected. The boiler is located in the garage.

Local Authority

Cherwell District Council. Council tax band E.

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.