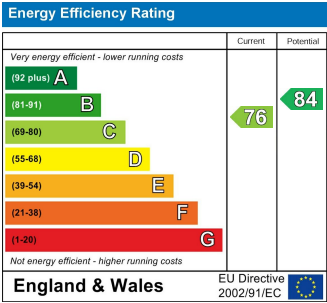


Agents Note

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 = 64.24 sq m / 692 sq ft  
First Floor Approx Area = 58.75 sq m / 632 sq ft  
Second Approx Area = 28.17 sq m / 303 sq ft  
Annexe Approx Area = 18.25 sq m / 196 sq ft  
Garage Approx Area = 10.27 sq m / 111 sq ft  
Total Area = 179.68 sq m / 1934 sq ft

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

01295 271414   ankerandpartners.co.uk   post@ankerandpartners.co.uk  
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 Griffin Close  
Twyford





6 Griffin Close, Twyford, Oxfordshire,  
OX17 3HR

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 DETACHED FAMILY HOME IDEAL FOR MODERN LIVING WITH SUPERB OPEN PLAN LIVING KITCHEN/DINING SPACE AS WELL AS SEPARATE GROUND FLOOR OFFICE, FIVE BEDROOMS, TWO BATHROOMS, STUDY AND A SEPARATE ANNEXE IN A DESIRABLE CUL DE SAC LOCATION WITHIN WALKING DISTANCE OF PRIMARY SCHOOL AND IN THE WARRINER SCHOOL CATCHMENT AREA.

Porch, cloakroom, large open plan living kitchen/dining space, office, main bedroom with en-suite shower room, two further first floor bedrooms and study, two second floor bedrooms. Separate annexe - Hall, sitting room/kitchenette, bedroom, shower room. Further workshops/storage with potential to convert to further living space or return to garage use. Generous off road parking to front, garden to rear. Energy rating C.

£630,000 FREEHOLD



Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). Continue for approximately 3 miles to Twyford (Adderbury) and Griffin Close will be found as a turning to the left. Follow the road around to the left and the property will be found facing you at the end of the cul de sac.

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 there include a primary school, hotel and four public houses offering good food 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:

- \* An exceptional brick built modern detached family home which has been much improved over recent years.
- \* Ideal for modern living with a superb open plan living kitchen/dining area.
- \* Very suitable for home worker with a ground floor office and a first floor study as required.
- \* Five bedrooms and two bathrooms in the main property.
- \* Ground floor cloakroom.
- \* Main bedroom with three windows and door to a large refitted ensuite shower room with a white suite including a fully tiled double shower enclosure with drench overhead shower, wash hand basin and WC, heated towel rail, ceramic tiled floor, window.
- \* Separate self contained annexe.
- \* Generous off road parking to front.

\* A gate from the driveway opens to the rear garden where there is a large paved patio, raised beds, storage area and shed behind the annexe and glazed double door opening to the annexe.

\* Multifunctional annexe with bed/sitting room and kitchenette, shower room, further potential in the converted garage area which is currently workshop/storage.

Services

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

Local Authority

Cherwell District Council. Council Tax band F.

Energy rating: C

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.