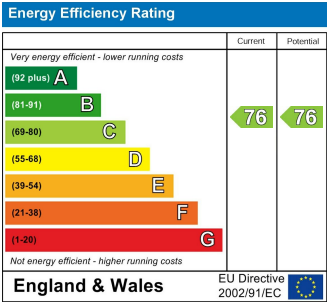


Agents Note

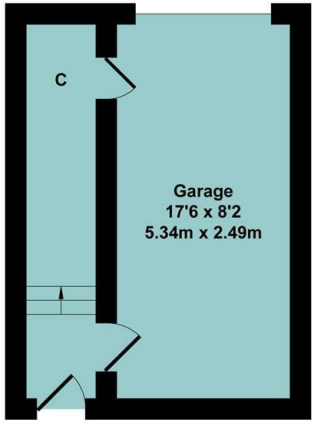
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

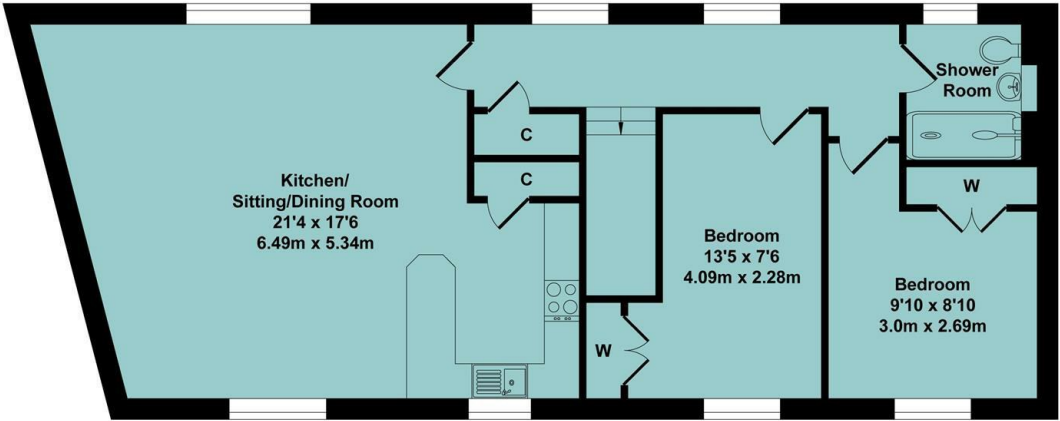
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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. Floor  
Area 220 Sq.Ft.  
(20.40 Sq.M.)



First Floor  
Approx. Floor  
Area 798 Sq.Ft.  
(74.10 Sq.M.)



Total Approx. Floor Area 1018 Sq.Ft. (94.50 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"

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.



31 Winter Gardens Way  
Banbury





31 Winter Gardens Way, Banbury,  
Oxfordshire, OX16 1UX

Approximate distances  
Banbury town centre 2 miles  
Junction 11 (M40 motorway) 1.5 miles  
Oxford 26 miles  
Stratford upon Avon 19 miles  
Leamington Spa 18 miles  
Banbury railway station 2.5 miles  
Banbury to Marylebone by rail approx. 55 mins  
Banbury to Oxford by rail approx. 17 mins  
Banbury to Birmingham by rail approx. 50 mins

A WELL PRESENTED TWO BEDROOM FREEHOLD  
COACH HOUSE WITH GARAGE AND PARKING LOCATED  
ON THE POPULAR HANWELL FIELDS DEVELOPMENT

Entrance hall, open plan sitting/dining  
room/kitchen, two bedrooms, bathroom, garage,  
parking space and gas ch. Energy rating C.

£235,000 FREEHOLD



Directions

From Banbury proceed in a Northerly direction along the Southam Road (A423). Travel to the outskirts and turn left onto Dukes Meadow Drive. Continue straight on at the next three mini roundabouts and at the fourth turn left into Winter Gardens Way. Continue along this road going past Parsley Place and Meadowsweet Way and the property will be found shortly on the left 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.

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:

- \* Offered with no onward chain.
- \* Situated on the popular Hanwell Fields development.
- \* Entrance hall with door to garage and stairs rising to landing.
- \* Spacious open plan sitting/dining room/kitchen with three windows allowing in lots of light. Kitchen with a range of wall and base mounted units with integrated oven and four ring gas hob. Space and plumbing for dishwasher and under counter fridge. Door to storage cupboard. The dining area has ample space for a table and chairs.
- \* Landing benefits two windows and has access to airing cupboard housing boiler.
- \* Two double bedrooms both of which benefit from a built in wardrobe.
- \* Fully tiled modern bathroom with wc, wash hand basin, shower cubicle and extractor fan.

\* Garage benefits from power and light and has an understairs storage cupboard. Further parking space in front of garage.

Services

All main services connected.

Local Authority

Cherwell District Council. Council tax band B.

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.