

Agents Note

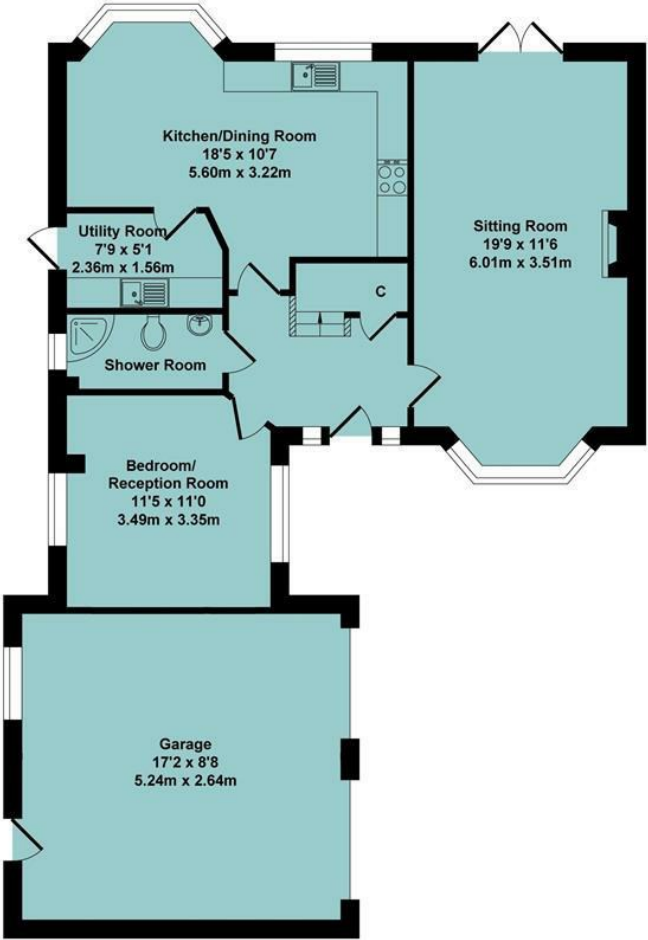
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or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

Referral fees

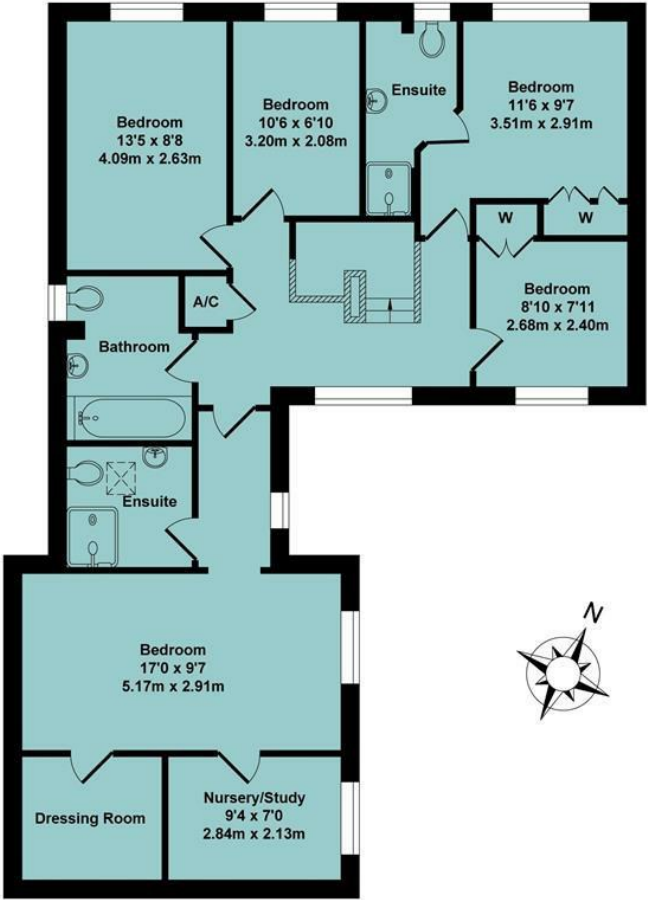
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Ground Floor
Approx. Floor
Area 1016 Sq.Ft.
(94.40 Sq.M.)



First Floor
Approx. Floor
Area 990 Sq.Ft.
(92.0 Sq.M.)



Total Approx. Floor Area 2006 Sq.Ft. (186.40 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.



4 Griffin Close
Twyford



4 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 REFURBISHED DETACHED FIVE BEDROOM FOUR BATHROOM VERSATILE FAMILY HOUSE IN A NO THROUGH ROAD ON A RELATIVELY SMALL DEVELOPMENT WITHIN WALKING DISTANCE OF A PRIMARY SCHOOL

Hall, shower room/WC, large sitting room, open plan newly fitted kitchen/dining room, utility room, ground floor bedroom/reception room, office, main bedroom suite with en-suite shower room, walk-in wardrobe and dressing room/nursery or study, guest bedroom with en-suite shower room, three further bedrooms, family bathroom, gas ch via rads, garage, store, off road parking, rear garden, no upward chain. Energy rating C.

GUIDE PRICE £615,000 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. Continue into the road and bear left and left again and the property will be found ahead of you.

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:

* A spacious and versatile modern detached family house which includes five/six bedrooms and four bathrooms.

* Well presented and redecorated throughout.

* Located in a tucked away position in a no through road forming part of this relatively small development and within walking distance fo the popular Christopher Rawlins primary school. The property is also in the catchment area for Warriner Secondary School in Bloxham.

* We believe that this property will suit large families and/or home workers who need generous and flexible accommodation.

* There is a ground floor shower room/WC and an optional ground floor bedroom and office. This area could be used as a suite for extended families if required.

* Large double aspect sitting room with hard wearing vinyl wood effect floor and polished stone fireplace with gas living flame coal effect fire, French doors to the rear garden and bay window to the front.

* Refitted open plan kitchen/dining room with a range of new grey units incorporating a built-in double oven, gas hob and extractor over, integrated fridge/freezer,

integrated dishwasher, space for table and chairs, bay window to rear, ceramic tiled floor and door to the refitted utility room which has further matching units, plumbing for washing machine, space for tumble dryer, sink, ceramic tiled floor, wall mounted gas fired boiler, radiator and door to the side.

* Large main bedroom suite which includes an en-suite shower room, large walk-in wardrobe and dressing room/nursery or study.

* Guest bedroom with built-in wardrobes and door to en-suite shower room.

* Three further bedrooms and family bathroom.

* Gas central heating via radiators and double glazing.

* Driveway providing off road parking to the front beyond which up and over doors open to the double garage which has power and light connected and a personal door to the rear.

* Gated side access leads to a well proportioned and level rear garden which is mainly lawned with borders with a shed.

Services

All mains services are connected. The Ideal wall mounted gas fired boiler is located in the utility room.

Local Authority

Cherwell District Council. Council tax band F.

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.