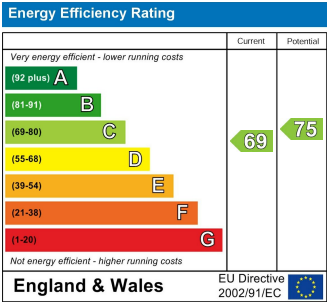
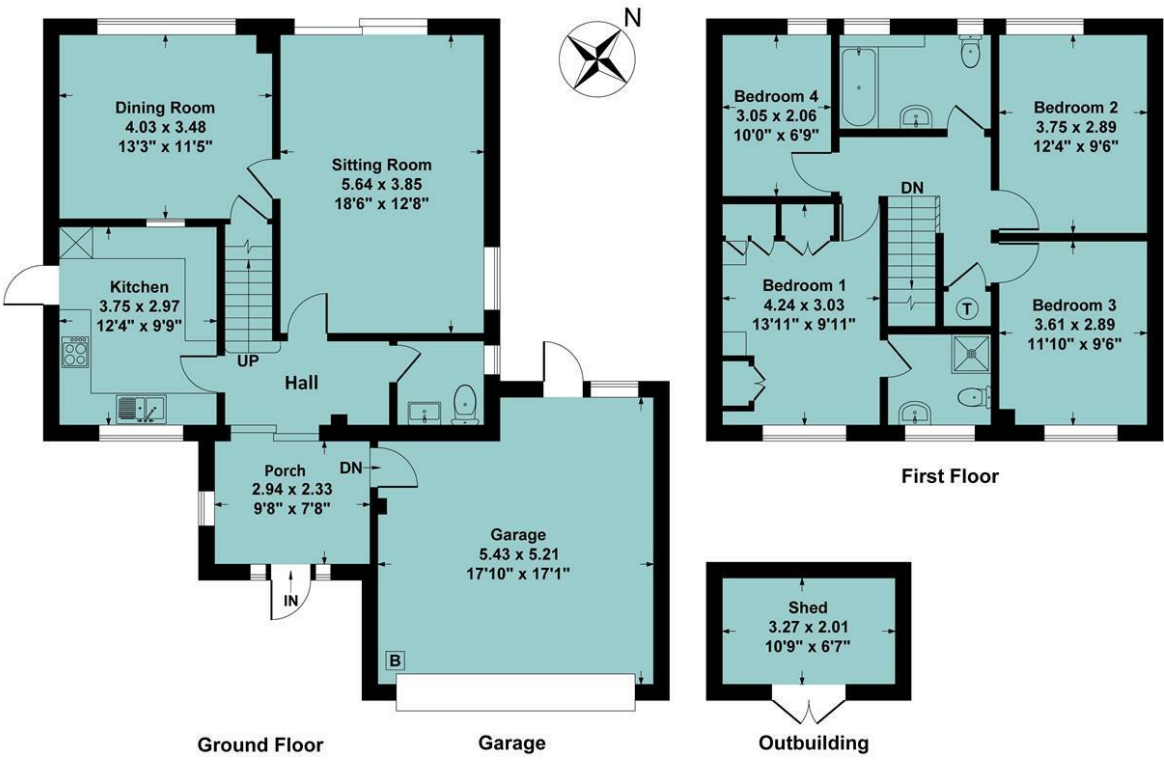


Agents Note

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 = 66.99 sq m / 721 sq ft
First Floor Approx Area = 59.26 sq m / 638 sq ft
Outbuilding Approx Area = 6.57 sq m / 71 sq ft
Garage Approx Area = 24.27 sq m / 261 sq ft
Total Area = 157.09 sq m / 1691 sq ft

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

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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.



8 Wheatley Close
Banbury



8 Wheatley Close, Banbury, Oxfordshire,
OX16 9TH

Approximate distances
Banbury town centre 1.5 miles
Banbury railway station (rear entrance) 1 mile
Junction 11 (M40 motorway) 2.5 miles
Oxford 20 miles
Stratford upon Avon 20 miles
Leamington Spa 18 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx, 50 mins
Banbury to Oxford by rail approx. 17 mins

A SPACIOUS WELL PRESENTED DETACHED FOUR
BEDROOM HOUSE IN A CUL-DE-SAC WITHIN THE
POPULAR BODICOTE CHASE/CHERWELL HEIGHTS AREA
OF BANBURY WITH AN 89' REAR GARDEN

Large porch, hall, cloakroom, sitting room, dining
room, kitchen, main bedroom with ensuite shower
room, three further bedrooms, large family
bathroom, gas ch via rads, uPVC double glazing,
off road parking, garage with utility space, larger
than average rear garden. Energy rating C.

£480,000 FREEHOLD



Directions

From Banbury town centre proceed in a southerly direction toward Oxford (A4260). On the outskirts of the town bear left before the flyover where signposted to Cherwell Heights and Bodicote. At the roundabout turn left and then take the next turning left into Chatsworth Drive. Take the first left again into Elton Road and after a short distance take the next left into Wheatley Close. Follow the road around 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:

* A modern detached brick built house which we believe was constructed in the 1970's which is located in a relatively small cul-de-sac forming part of the popular Cherwell Heights/Bodicote Chase development on the south side of Banbury.

* Within walking distance of a number of daily amenities including three primary schools and a bus service to and from the town centre.

* The well presented accommodation is very spacious and includes two large reception rooms as well as four bedrooms and two bathrooms.

* It occupies a larger than average plot with off road parking on the driveway at the front and a rear garden which extends to approximately 89' in length.

* It is a practical family house which has a large porch, hall and ground floor cloakroom as well as a utility area within the garage and an ensuite shower room to the main bedroom.

* The sitting room enjoys an outlook over the rear garden which is approached via patio doors and features a fireplace with a granite surround and fitted gas fire.

* The large separate dining room also overlooks the garden.

* The kitchen is fitted with a range of modern shaker style units incorporating a built-in double oven, separate gas hob and extractor, plumbing for dishwasher, integrated fridge and freezer, window to front overlooking green space and door to the side.

* Main double bedroom with large window to front with views to parkland, fitted range of Sharps wardrobes and door to ensuite shower room with a white suite and window.

* Two further double bedrooms and a single.

* Large family bathroom with a white suite and two windows.

* The aforementioned rear garden includes a patio, lawn and borders, hardstanding for a large outbuilding which currently supports a shed alongside which there is a suitable area for growing vegetables.

* To the front there is off road parking on the driveway and an up and over door opens to the garage which also provides utility space with plumbing for a washing machine and space for a tumble dryer, wall mounted Gloworm gas fired boiler, personal door to the rear garden, power and light connected. From the front there is gated side access to the rear.

Services

All mains services are connected. The gas fired 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.