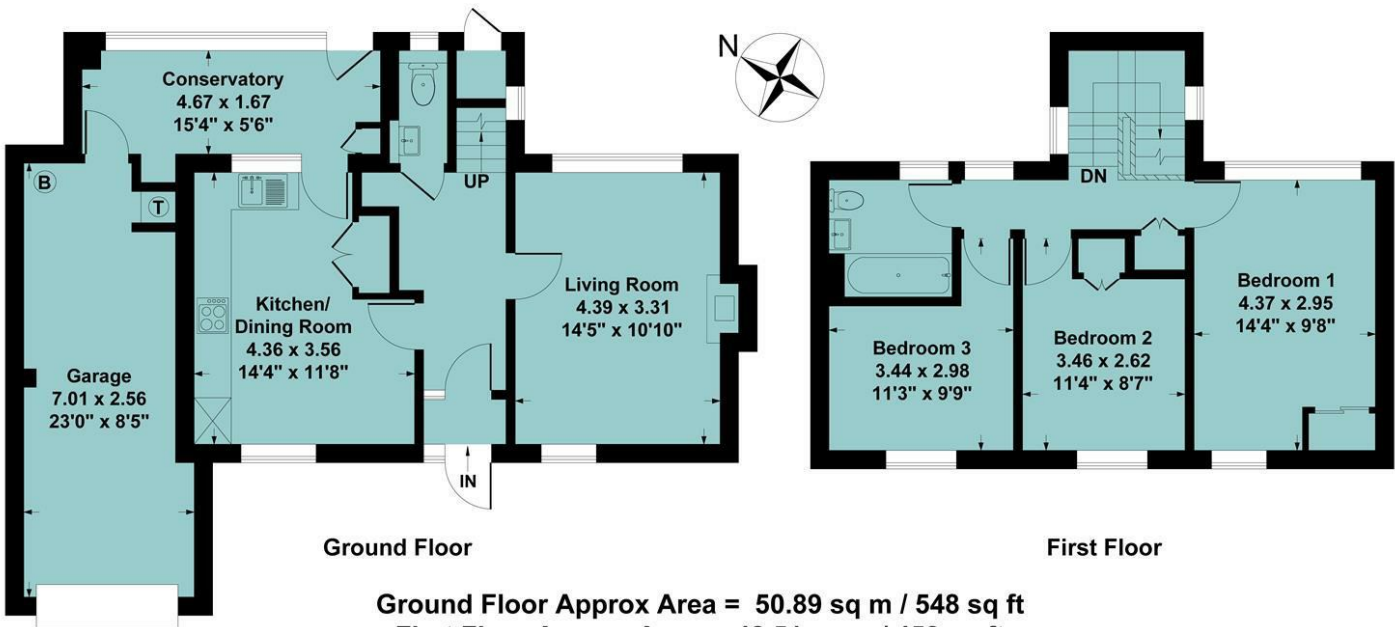


Agents Note

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.

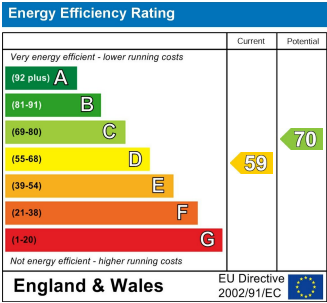
Referral fees

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 = 50.89 sq m / 548 sq ft
First Floor Approx Area = 42.51 sq m / 458 sq ft
Garage Approx Area = 17.50 sq m / 188 sq ft
Total Area = 110.90 sq m / 1194 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.



3 Thatchers Close
Epwell



3 Thatchers Close, Epwell, Oxfordshire,
OX15 6LJ

Approximate distances
Banbury 7 miles
Shipston-on-Stour 8 miles
Leamington Spa 20 miles
Junction 11 (M40 motorway) 9 miles
Banbury railway station 8 miles

A DETACHED THREE BEDROOM FAMILY HOME
LOCATED IN THE BEAUTIFUL VILLAGE OF EPWELL

Entrance hall, cloakroom, modern kitchen/dining
room, living room, conservatory with utilities,
three bedrooms, bathroom, rear garden, driveway,
single garage. Energy rating D.

£470,000 FREEHOLD



Directions

From Banbury proceed in a westerly direction along the Broughton Road (B4035). After approximately two miles turn right where signposted to North Newington and continue to Shutford. Travel straight through Shutford and continue along the Epwell road following the road as it bends to a sharp left and shortly after a sharp right and continue until the sign for Epwell village. Continue along the road passing Birds Lane on the right and take the next right hand turn into Thatchers Close where the property will be found as the first on the right hand side.

Situation

Epwell is a charming village located on the edge of the Cotswolds area of natural beauty in North Oxfordshire. It is surrounded by delightful countryside and within the village there is a 17th Century pub and village hall. Schooling nearby includes primary schools at North Newington, Shenington and Wroxton with secondary schooling at Banbury and Bloxham and independent schools 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 detached three bedroom family home.
- * Beautiful village in a rural location.
- * Located in a cul-de-sac.
- * Walking distance to local pub.
- * Wooden doors throughout.
- * Spacious entrance hall with laminate flooring.
- * Living room with laminate floor, wood burner and tiled surround, window to front and window to rear overlooking the garden.
- * Modern kitchen/dining room installed only five years ago fitted with a range of wall and base mounted units. Integrated appliances include double oven, hob and dishwasher, ample cupboard space throughout, ample space for table and chairs.
- * Conservatory overlooking the rear garden with space and plumbing for washing machine and tumble dryer, door to single garage and door to rear garden.

- * Downstairs WC with laminate floor, wash hand basin, WC and window.
- * The first floor landing has three windows allowing in lots of light, access to storage cupboard.
- * The master bedroom is a double with built-in wardrobes, windows to front and rear with views over fields.
- * The second bedroom is also a double and has a built-in wardrobe.
- * Further single bedroom.
- * Family bathroom fitted with a bath with power shower over, WC, wash hand basin and extractor fan.
- * Low maintenance rear garden comprising a patio, lawn and greenhouse. Access to storage cupboard.
- * Driveway parking to the front with access to the single garage which benefits from light and power.

Services

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

Local Authority

Cherwell District Council. Council tax band D.

Viewing

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

Energy rating: D

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