



43 Deene Close
Adderbury



43 Deene Close Adderbury, Oxfordshire, OX17 3LD

Approximate distances

Banbury 2.5 miles

Banbury railway station 3 miles

Junction 11 (M40 motorway) 5 miles

Oxford 17 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 VERY WELL PRESENTED FOUR BEDROOMED DETACHED FAMILY HOME IN A HIGHLY SOUGHT AFTER VILLAGE LOCATION WITH GARAGE AND OFF ROAD PARKING.

Entrance hall, cloakroom, kitchen, sitting room, dining room, four bedrooms, bathroom, front and rear gardens, double glazing, gas central heating, garage, off road parking. Energy rating D.

£380,000 FREEHOLD





Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). After approximately 2 ½ miles Twyford (Adderbury) will be reached. At the traffic lights turn left towards Aynho (B4100). After approximately 100 yards take the left hand turning into Deene Close. Take the next turning on the right and the property will be found on the right hand side.

Situation

TWYFORD forms part of the larger village of Adderbury where there are many amenities including shop, post office, butchers shop, hairdressers, public houses including the The Red Lion which is a short walk away, tennis club, golf club, parish church and bus service. There is also an excellent primary school within walking distance of the property and the village is within the catchment area for the Warriner secondary school at Bloxham.

The Property

43 DEENE CLOSE is a spacious and very well presented detached family home located in this highly sought after village. It is within walking distance of the many facilities in Adderbury as well as Christopher Rawlins primary school which is approximately a ¼ of a mile away. The property offers four bedrooms, front and rear gardens, a garage and off road parking. The ground floor accommodation comprises a kitchen, dining room and sitting room whilst the bedrooms on the first floor are all good sizes, making this an ideal family home.

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:

- * Four bedroomed detached house.
- * Highly sought after location.
- * Private south facing garden.
- * Large sitting room.

- * Garage and parking.

- * Entrance hall with wood effect flooring, storage cupboards.

- * Cloakroom has tiled flooring, WC, wash basin, half tiled walls.

- * Kitchen fitted with a range of base and eye level units with working surfaces over and cupboards and drawers under, a five ring gas burner hob, electric oven, wall mounted boiler in the cupboard, washing machine and dishwasher, space for fridge freezer, one and a half stainless steel sink unit with mixer tap over, tiled splashback areas, pantry cupboard.

- * Dining room with space for table and chairs, spotlighting, double glazed window to front.

- * Good sized sitting room with three double glazed windows overlooking the garden, wood effect flooring, fireplace.

- * Landing with window to side, hatch to loft.

- * Bedrooms one and two are doubles with views of the garden.

- * Bedroom three is also a double.

- * Bedroom four is a single.

- * The family bathroom is tiled throughout, has a WC and wash basin, bath with shower over, frosted window to rear, spotlighting.

- * The front garden is low maintenance with a paved driveway for three off road parking spaces. The rear garden, which is south facing and very private, comprises a range of shrubs and trees, laid lawn, patio and garden shed.

Services

All mains services are connected. The wall mounted gas fired boiler is located in a cupboard

in the kitchen.

Local Authority

Cherwell District Council. Council tax band E.

Viewing

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

Agent's note

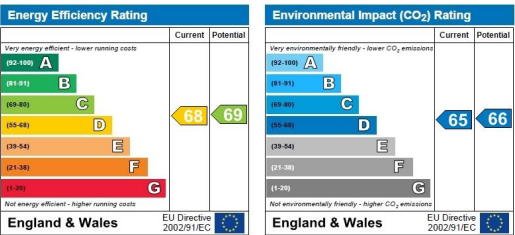
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or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

Survey & Valuation

Should you decide to purchase elsewhere in the Banbury area (via another Estate Agent) do please bear in mind that our Partner Robert Moore is a Chartered Surveyor and he is able to undertake Building Surveys, Home Buyer Reports and Valuations for all purposes. Discounted fee terms are available when simultaneous mortgage valuation work is carried out.

EPC

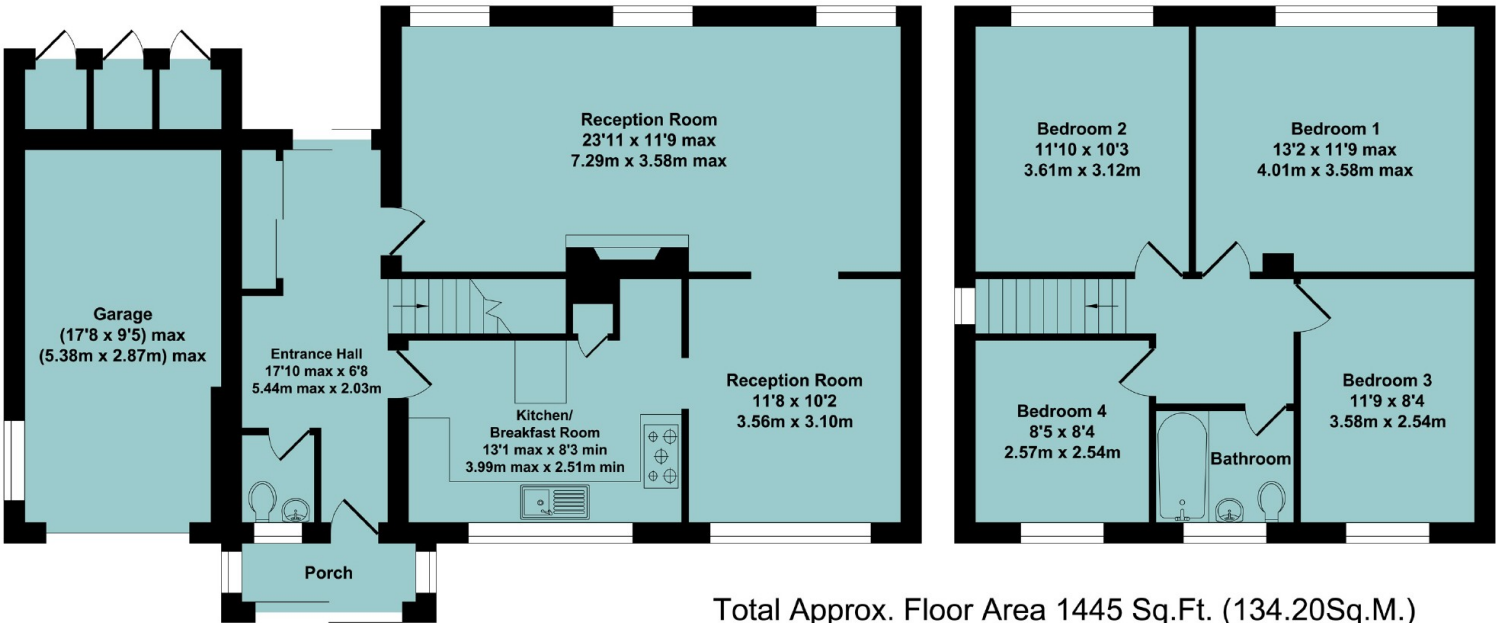
A copy of the full Energy Performance Certificate is available on request.



Ground Floor
Approx. Floor
Area 958 Sq.Ft.
(89.01 Sq.M.)



First Floor
Approx. Floor
Area 486 Sq.Ft.
(45.19 Sq.M.)



Total Approx. Floor Area 1445 Sq.Ft. (134.20Sq.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 Fax: 01295 264100



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.