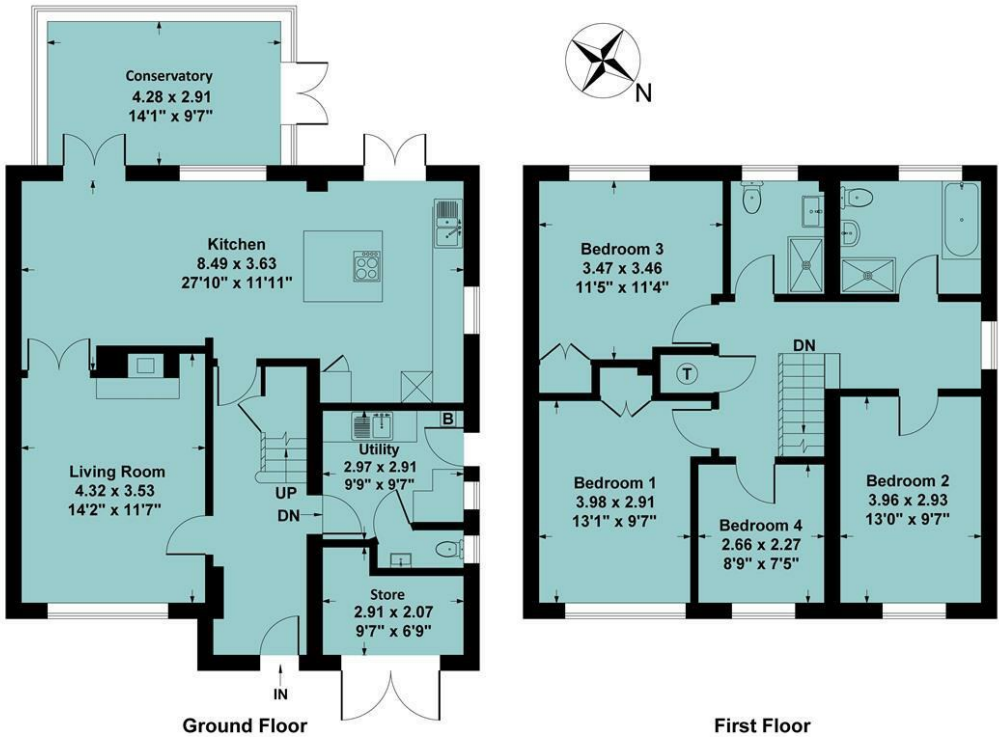


Agents Note

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 = 81.52 sq m / 878 sq ft  
First Floor Approx Area = 68.76 sq m / 740 sq ft  
Garage Approx Area = 4.61 sq m / 50 sq ft  
Total Area = 154.89 sq m / 1668 sq ft

Measurements are approximate, not to scale,  
illustration is for identification purposes only.  
[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 70                      | 73        |
| (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 |           |

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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.



39 Danvers Close  
Broughton



39 Danvers Close, Broughton, Oxfordshire, OX15 5DX

Approximate distances  
Banbury 2 miles  
Shipston-on-Stour 12 miles  
Oxford 26 miles  
Stratford upon Avon 20 miles  
Leamington Spa 21 miles  
Junction 11 (M40 motorway) 5 miles

A VERY WELL PRESENTED FOUR BEDROOM TWO BATHROOM FAMILY HOUSE WITH A SUPERB OPEN PLAN LIVING KITCHEN DINER, VERY GENEROUS PARKING, OVER 100' REAR GARDEN AND BEAUTIFUL FARMLAND VIEWS IN A SMALL CUL-DE-SAC

Hall, cloakroom, utility room, sitting room, living kitchen/dining room, conservatory, four bedrooms, shower room, separate bathroom, gas ch via rads, uPVC double glazing, driveway parking for many vehicles, over 100' rear garden. Energy rating C.

£515,000 FREEHOLD



Directions

From Banbury proceed in a westerly direction toward Shipston-on-Stour (B4035). After approximately 2 miles Broughton will be reached. Take the first turning on the left into Danvers Road and then the next turning right into Danvers Close and the property will be found at the end of the road as the right hand one of two houses facing you as you approach.

Situation

Broughton is situated to the west of Banbury. It is a small ironstone village. There is a remarkable Castle on the edge of the village, which was built originally by John de Broughton in about 1300 as a small fortified manor house. The grounds are open to the public throughout the year and the Castle and its tearooms are open during the summer. Shopping facilities can be found in the nearby market town of Banbury. Banbury train station provides mainline access to London Marylebone and to other major cities. Road access to the M40 at Junction 11.

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 wonderful opportunity to acquire this greatly improved and extended brick built semi detached family house located in a pleasant relatively small cul-de-sac in this popular little village just to the west of Banbury.

\* With four bedrooms and two bathrooms as well as an ideal ground floor layout for modern living, this house is perfect for families.

\* It occupies a generous plot with extensive off road parking for a large number of vehicles on the driveway at the front whilst at the back there is a lovely garden with a covered patio and terrace beyond, shaped lawn and borders, ornamental pond, fruit trees including Apple and Plum, well stocked borders, perennial flowering plants and shrubs, small fishpond and water feature.

\* Attractive flooring including polished Walnut wood effect flooring through much of the ground floor.

\* Large utility room and a ground floor cloakroom.

\* Sitting room with wood burning stove.

\* Superb open plan living kitchen/dining room featuring duck egg blue gloss units incorporating built-in oven, second combination oven and separate gas hob with extractor over, quartz work surfaces and matching island with cupboards under, integrated dishwasher, space for American style fridge/freezer, integrated towel rails and bins, French doors opening to the covered patio and garden beyond,

\* High pitched "warm roof" conservatory with French doors opening to the covered patio and windows overlooking the garden, ceramic tiled floor.

\* Shower room fitted with a white suite comprising fully tiled walk-in shower, wash hand basin and WC, window ceramic tiled floor, heated towel rail.

\* Separate four piece family bathroom with panelled bath, walk-in shower, semi recessed wash hand basin and WC, window.

Services

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

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.

Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.