

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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Ground Floor Approx Area = 75.24 sq m / 810 sq ft
 First Floor Approx Area = 57.04 sq m / 614 sq ft
 Garage = 19.59 sq m / 211 sq ft
 Total Area = 151.87 sq m / 1635 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.
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	77
(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.



13 Keytes Close
 Adderbury



13 Keytes Close, Adderbury, Oxfordshire, OX17 3PB

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 GREATLY EXTENDED FOUR BEDROOM FAMILY HOME WITH STUNNING MODERN CONTEMPORARY FITTINGS LOCATED IN THE POPULAR VILLAGE OF ADDERBURY

Entrance porch, entrance hall, cloakroom, study, kitchen, living/dining/garden room, sitting room, four bedrooms, ensuite to master, family bathroom, garage/utility, driveway, rear garden. Energy rating C.

£450,000 FREEHOLD



Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). Turn left at the traffic lights where signposted to Aynho and take the first turning on the right into Keytes Close. Bear right and the property will be found on the left.

Situation

ADDERBURY is a particularly sought after and attractive village, situated in the North Oxfordshire countryside. Amenities include a primary school, hotel and four public houses offering good food, a cafe, hairdressers, general store/Post Office 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 stunning four bedroom house which has over recent years been refurbished, refitted and remodelled to provide spacious family sized accommodation complemented by luxury fittings in a contemporary style.

* Located in a small cul-de-sac close to the heart of the village with adjacent footpath leading to the nature reserve and main part of the village where there are amenities including pubs, café, church, tennis club and there is another pub/restaurant a few yards along Aynho Road. The highly regarded Christopher Rawlins primary school is a very short walk from the property.

* Porch and hall with personal door to the garage/utility with electric roller door, power and light connected, plumbing for washing machine, space for tumble dryer and fridge/freezer, wall mounted gas fired boiler.

* Superb open plan living kitchen/dining space which is exceptionally spacious and ideal for modern living. The kitchen area has been recently refitted with shaker style units in grey, solid wooden work surfaces, concealed lighting, low level lighting, built-in ovens and plate warmer, separate induction hob, Scandi style vertical radiator, dining space with ample room for a large table and chairs. From the dining space open access leads to the family/garden room with lantern style skylight which in turn opens via bi-fold doors to the patio.

* Sitting room with free standing corner log burner, wood floor, window to rear overlooking the garden, high ceiling, large exposed beam.

* Study with fitted shelving.

* Ground floor cloakroom with a white suite.

* Main double bedroom with window to rear overlooking the garden, built-in wardrobes and sliding mirrored door to the luxury ensuite bathroom featuring a four piece suite including large "tub" style free standing bath, separate fully tiled shower cubicle, bowl shaped wash hand basin and WC, velux window, heated towel rails.

* Two further double bedrooms and a fourth single bedroom.

* Family bathroom once again fitted with a four piece white suite comprising panelled bath with mixer taps, separate fully tiled shower cubicle, wash hand basin with drawers under, window, heated towel rail.

* To the front of the property there is a driveway providing off road parking for 2 cars in front of the garage and a side access via a gate to the rear garden.

* To the rear there is a full width paved patio with adjacent lighting beyond which there is a lawn with borders and a shed.

Services

All mains services are connected. The wall mounted Gloworm gas fired boiler is located in the garage. There is underfloor heating throughout the downstairs accommodation mainly under porcelain heat inducing wood effect tiles.

Local Authority

Cherwell District Council. Council tax band D.

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.