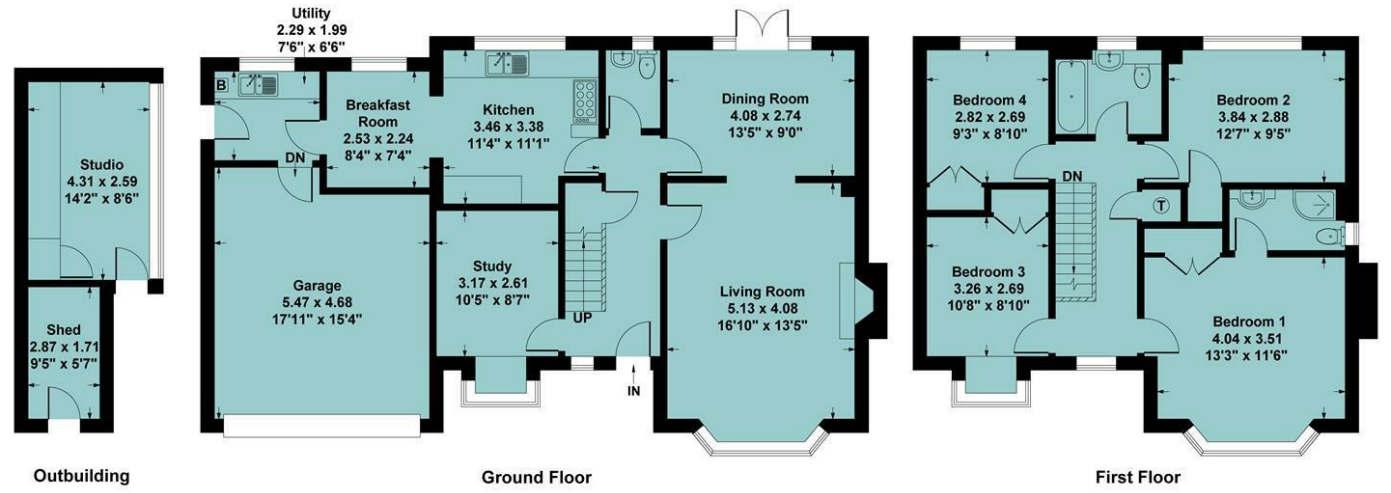


**Agents Note**

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 = 79.33 sq m / 854 sq ft  
 First Floor Approx Area = 68.19 sq m / 734 sq ft  
 Garage Approx Area = 24.18 sq m / 260 sq ft  
 Outbuilding Approx Area = 16.09 sq m / 173 sq ft  
 Total Area = 187.79 sq m / 2021 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			
(55-65) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	78
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.



67 Waller Drive  
 Banbury



67 Waller Drive, Banbury, Oxfordshire,  
OX16 9NS

Approximate distances

Banbury town centre 1 mile  
Banbury railway station 1.75 miles  
Junction 11 (M40 motorway) 3 miles  
Oxford 23 miles  
Stratford upon Avon 20 miles  
Leamington Spa 18 miles  
Banbury to London Marylebone by rail approx 65 minutes  
Banbury to Birmingham by rail approx 50 minutes  
Banbury to Oxford by rail approx 17 minutes

**A VERY WELL PRESENTED EDWARDIAN STYLE FOUR BEDROOM HOUSE WITH SPACIOUS ACCOMMODATION AND BEAUTIFUL LANDSCAPED PRIVATE REAR GARDEN IN THIS HIGHLY REGARDED AREA**

**Porch, hall, cloakroom, sitting room, dining room, study, kitchen/breakfast room, utility room, main bedroom with ensuite shower room, three further bedrooms, family bathroom, uPVC double glazing, gas central heating via radiators, double garage, generous driveway parking, gardens to front and rear, no upward chain. Energy rating C.**

**£590,000 FREEHOLD**



**Directions**

From Banbury town centre proceed toward Chipping Norton along the Bloxham Road (A361). Toward the outskirts of the town turn right into Waller Drive and follow the road as it bears around to the left and meanders through the development. Follow the numbering system and the property will be found in a cul-de-sac 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.

WALLER DRIVE is a highly sought after no through road on the southwestern outskirts of the town adjoining the Saltway bridal path and countryside beyond. Constructed in the mid 1990's by Bryant Homes, it consists exclusively of detached properties. There are pleasant rural walks directly from the development and there is a bus stop a very short walk away.

\* A very well presented and spacious practical family home with accommodation which is also suitable for home workers.

\* Tucked away in a no through road forming part of this highly sought after area.

\* The Edwardian design of the building is complimented internally and externally with a number of features.

\* Hall with storage and ground floor cloakroom.

\* Large sitting room with a big bay window to the front, period style fireplace with fitted gas living flame coal effect fire, open access to the dining room which in turn has French doors opening to the Edwardian style veranda and rear garden.

\* Study with bay window to front.

\* Kitchen/breakfast room with an excellent range of cream cabinets complimented by granite work surfaces with space for a range cooker and extractor over, space for American style fridge/freezer, integrated dishwasher and microwave, semi open plan to the breakfast area which has space for table and chairs and both areas have windows overlooking the garden and a door from the breakfast room opens to the utility room which has further base and eye level units, sink, plumbing for washing machine, space tumble dryer, door to the side and a wall mounted Vaillant gas fired boiler. A personal door opens to the garage.

\* Landing with window to front, hatch with fitted ladder to an insulated and boarded loft space with light connected.

\* The spacious main double bedroom has a large bay window to the front and double built-in wardrobe. A door opens to the ensuite shower room where there is a white suite comprising a fully tiled shower cubicle, semi recessed wash hand basin, WC, heated towel rail, window and ceramic tiled floor.

\* Three further bedrooms all of which can be considered doubles and all have built-in wardrobes.

\* Family bathroom fitted with a white period style suite.

\* No upward chain.

\* To the front there is a lawned garden, alongside a driveway providing off road parking space for three vehicles beyond which there is a double garage with electric roller door, EV point, power and light connected and hatch to a boarded loft space with ladder fitted and light connected.

\* To the side a path leads via a gate to the delightful rear garden which as mentioned above has been landscaped and is surprisingly private. Full width paved patio part of which is covered with an Edwardian style metal veranda with glass roof. There are further seating area strategically placed to enjoy sun or shade as desired. There is a lawned area with borders and two very useful outbuildings including a shed with light and power connected and fitted shelving as well as two windows. The larger of the two outbuildings is a garden studio again with power and light connected, three windows, laminate wood effect floor, wall to wall fitted storage units and alarm. This would lend itself for use as a garden office, hobbies/games room or gym as required. There is a green screen of hedgerow and trees beyond which lies the land leading up to Crouch Hill.

**Services**

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

**Local Authority**

Cherwell District Council. Council tax band F.

**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.