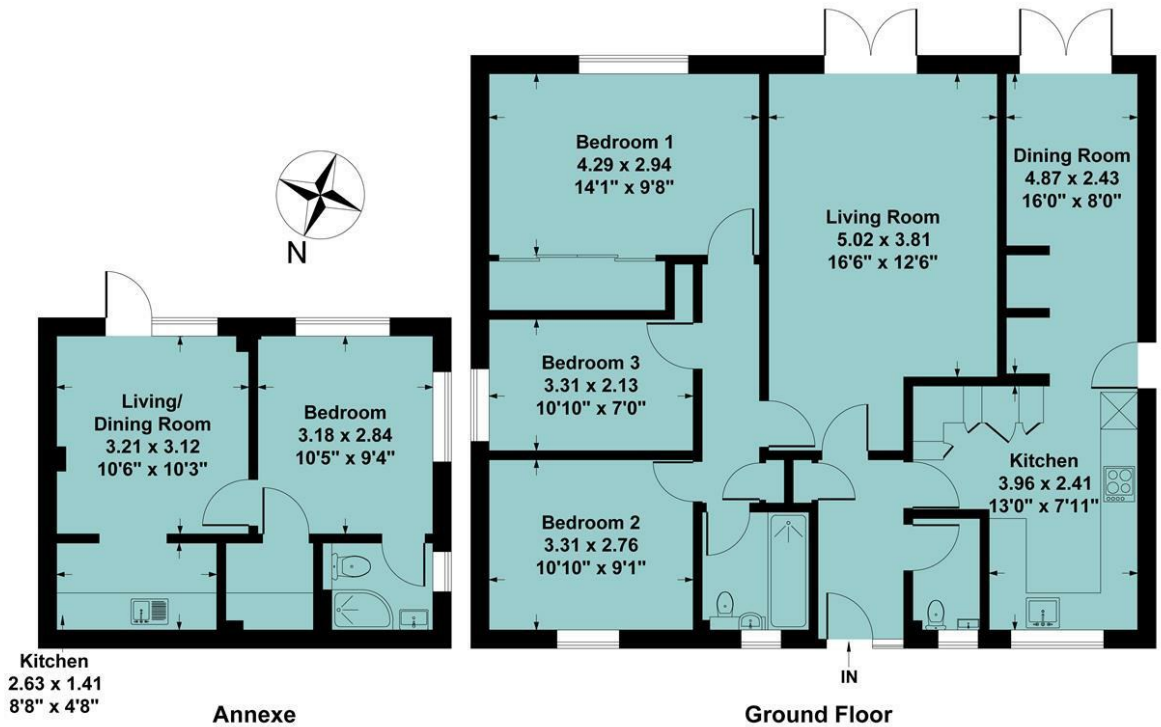


Agents Note

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 = 95.08 sq m / 1023 sq ft
Annexe Approx Area = 29.14 sq m / 314 sq ft
Total Area = 124.22 sq m / 1337 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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		61	70
(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.



8 Buzzards Close
 Little Bourton



8 Buzzards Close, Little Bourton, Oxfordshire, OX17 1RN

Approximate distances

Banbury 2 miles
 Southam 8 miles
 Oxford 25 miles
 Banbury to London Marylebone by rail approx. 55 mins
 Banbury to Birmingham by rail approx. 50 mins
 Banbury to Oxford by rail approx. 19 mins

A THREE BEDROOM DETACHED BUNGALOW WITH A SELF-CONTAINED ONE BEDROOM ANNEXE, BEAUTIFULLY PRESENTED THROUGHOUT LOCATED IN THE POPULAR VILLAGE OF LITTLE BOURTON

Bungalow: Entrance hall, cloakroom, living room, kitchen, dining room, three bedrooms, bathroom, off road parking on the driveway, rear garden. Energy rating D.

Annexe: Living room/dining room/kitchen, bedroom, shower room.

Offers in the region of £510,000



Directions

From Banbury proceed in a northerly direction toward Southam (A423). After approximately 3 miles turn right where signposted to Little Bourton. Travel into the village and take the second turning on the left hand side into Buzzards Close. The property will be found in the corner on the right hand side.

Situation

LITTLE BOURTON is located approximately two miles to the north of Banbury with easy access to the M40 motorway. In the nearby villages of Great Bourton and Cropredy there are facilities including schooling, inns, village store and post office.

The Property

8 Buzzards Close is a beautifully presented three bedroom detached complete with a well appointed one bedroom annexe ideal for accommodation older family members, guests or generating a rental income. The property has been thoughtfully updated throughout by the current owners resulting in a home that is ready to move into. Internally the bungalow offers a bright and welcoming living space complemented by modern fixtures and finishes that enhance both comfort and practicality. Situated in the highly sought after village of Little Bourton the property enjoys a beautiful setting whilst still benefitting from excellent transport links. Banbury town centre is just a short drive away providing a wide range of amenities, shops and services whilst the nearby M40 offers convenient access for commuters travelling further afield.

* Entrance hall with porcelain tiled floor oak doors and access to storage cupboard.

* WC comprising wash hand basin, WC and window.

* Modern kitchen with a range of wall and base mounted units with integrated double oven, microwave, hob and dishwasher, space for fridge, space for washing machine and tumble dryer, porcelain tiled floor and opening to the dining area.

* The dining area has ample space for table and chairs with doors opening out to the rear garden.

* Spacious living room with doors opening out to the south facing rear garden allowing in lots of light.

* The master bedroom is a double with built-in wardrobes and a window overlooking the south facing rear garden.

* The second bedroom is also a double with window to front and space for wardrobes and drawers.

* Third bedroom which is currently being used as an office ideal for home workers.

* Modern bathroom with walk-in shower cubicle, WC, wash hand basin, window and extractor fan.

* Airing cupboard in the hallway housing the Aqua efficient electric combi boiler.

The Annexe

The annexe has a spacious living/dining room with window to the front and opening to the kitchen which has wall and base mounted units with an inset sink. The bedroom is a double with windows to front and side. Access to utility cupboard with space and plumbing for washing machine. The shower room has a corner shower cubicle, wash hand basin, WC, heated towel rail, extractor fan and window.

* Well tended south facing rear garden with patio area ideal for entertaining, maintained borders, lawn and side access to the front of the property.

* To the side of the property is a further lawned garden just in front of the annexe.

* To the front there is a driveway.

Services

All mains services are connected with the exception of gas. Heating is via modern electric heaters.

Local Authority

Cherwell District Council. Council tax bands D (bungalow) and A (annexe).

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.

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.