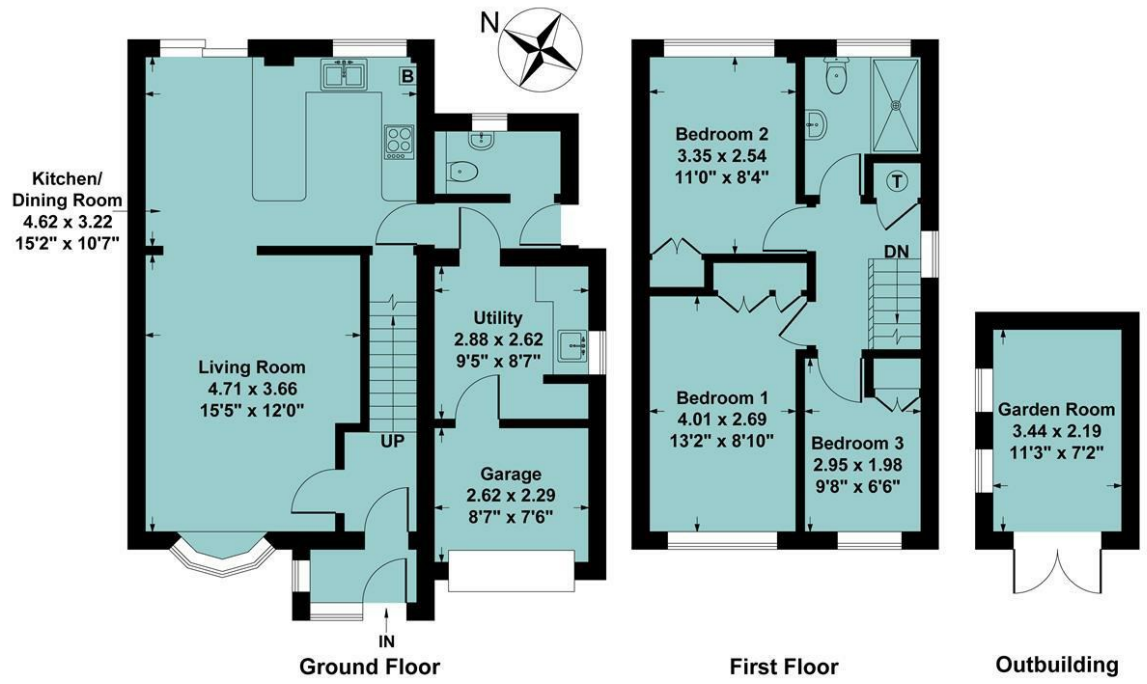


**Agents Note**

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 = 53.24 sq m / 573 sq ft**  
**First Floor Approx Area = 37.33 sq m / 402 sq ft**  
**Outbuilding Approx Area = 7.53 sq m / 81 sq ft**  
**Garage Approx Area = 5.99 sq m / 65 sq ft**  
**Total Area = 104.09 sq m / 1121 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			
(92-100) A		92	95
(81-91) B			
(69-80) C			
(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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 31-32 High Street, Banbury, Oxfordshire OX16 5ER



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.



23 Aston Close  
 Banbury



# 23 Aston Close, Banbury, Oxfordshire, OX16 9TU

## Approximate distances

Banbury town centre 1.25 miles  
Banbury railway station (rear access) 1 mile  
Junction 11 (M40 motorway) 2.5 miles  
Stratford upon Avon 21 miles  
Leamington Spa 19 miles  
Oxford 23 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 RECENTLY REFURBISHED THREE BEDROOM SEMI DETACHED HOUSE IN A CUL DE SAC ON THE EVER POPULAR AND VERY WELL SERVED CHERWELL HEIGHTS DEVELOPMENT ON THE SOUTH SIDE OF BANBURY.**

**Porch, hall, sitting room, kitchen/dining room, cloakroom, utility room, three bedrooms, shower room, driveway parking, front garden, rear garden with garden room/office. Energy rating A.**

**£360,000 FREEHOLD**



## Directions

From Banbury Cross proceed in a southerly direction towards Oxford (A4260). Immediately before the flyover turn left and continue onto Bankside turning left at the mini roundabout. Take the next turning left into Chatsworth Drive and Aston Close will be found after a short distance on the right hand side. Follow the road around to the left and the property will be found 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.

CHERWELL HEIGHTS is a very well regarded development on the south side of the town with amenities which include a Co-op convenience store, opticians, dentist, fish and chip shop, Chinese takeaway, a public house/restaurant and two primary schools. There is a regular bus service to and from the town centre.

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 brick built three bedroom semi detached house constructed circa 1975 by Bryant Homes in their very popular 'Grafton' style. This features a bay window to the front elevation and scope above the garage to extend which many in Aston Close and other roads on the Cherwell Heights estate have exploited. The flat roof to the side and front of the property was renovated in March 2026 to include insulation boards, marine plyboard, rubber top coat and new guttering.

\* Aston Close is a pleasant and relatively small cul de sac which is conveniently located a short walk from amenities on the development including primary schools and there are two more primary school within walking distance in Bodicote and Longford Park. Also on Longford Park there is an excellent recreational parkland area with walks leading down to the canal.

\* Planning permission has been granted for a single storey front extension, two storey side extension and part single/part two storey rear extension. Application No. : 25/00220/F agreed on 31/03/2025 and expires on 31/03/2028.

\* Throughout the ground floor there is Karndean Lined Oak wood effect flooring laid in the Herringbone style including the entrance hall which is approached via a newly installed porch. New carpet installed March 2026 to the stairs, upper landing and bedroom three.

\* Sitting room with bay window which is open to the kitchen/dining room which was refitted in February 2022 with dark grey matt units incorporating built in oven, gas hob and extractor, composite laminate work surfaces and breakfast bar, integrated dishwasher, understairs cupboard with space for fridge/freezer. window to rear, ample space for table and chairs, sliding doors opening to rear garden.

\* Rear lobby with access to the ground floor cloakroom which was refitted with a white suite in April 2026 and has a window. Also from the lobby there is access to a utility room which forms part of a converted garage and has a range of units, Quartz worksurfaces, plumbing for washing machine, space for tumble dryer, water softener, pantry style shelving and a personal door to the front of the former garage providing storage.

\* The main double bedroom has built in wardrobes, panelling behind the bed area and window to front.

\* Two further bedrooms, the larger of which has a built in wardrobe and the smaller has fitted cupboards.

\* Shower room fitted with a white suite including a large walk in shower, wash hand basin and WC, window, heated towel rail.

\* Gas central heating via radiators (new boiler installed March 2026) and solar panels with battery located in the loft (installed September 2025).

\* To the front of the property there is a lawned garden with borders and shrubs, a driveway providing off road parking beyond which an electric roller door which was fitted in January 2026 opens to the storage at the front of the former garage.

\* Side access leads via a gate to the rear garden which is a good size and includes a patio area behind the house, lawn, various shrubs, a number of ornamental trees, further patio at the back of the garden and a large fish pond. There is space at the side for wheelie bins.

\* The garden room is fully insulated with insulation boards, anthracite uPVC double glazed doors open to a terrace, and two anthracite uPVC windows overlook the rear terrace. Laminate flooring, LED downlighters and electrical sockets are fitted.

## Services

All mains services are connected. The solar panels are owned.

## Local Authority

Cherwell District Council - Council Tax band C.

## 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.

## Energy rating: A

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

## Viewing

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

