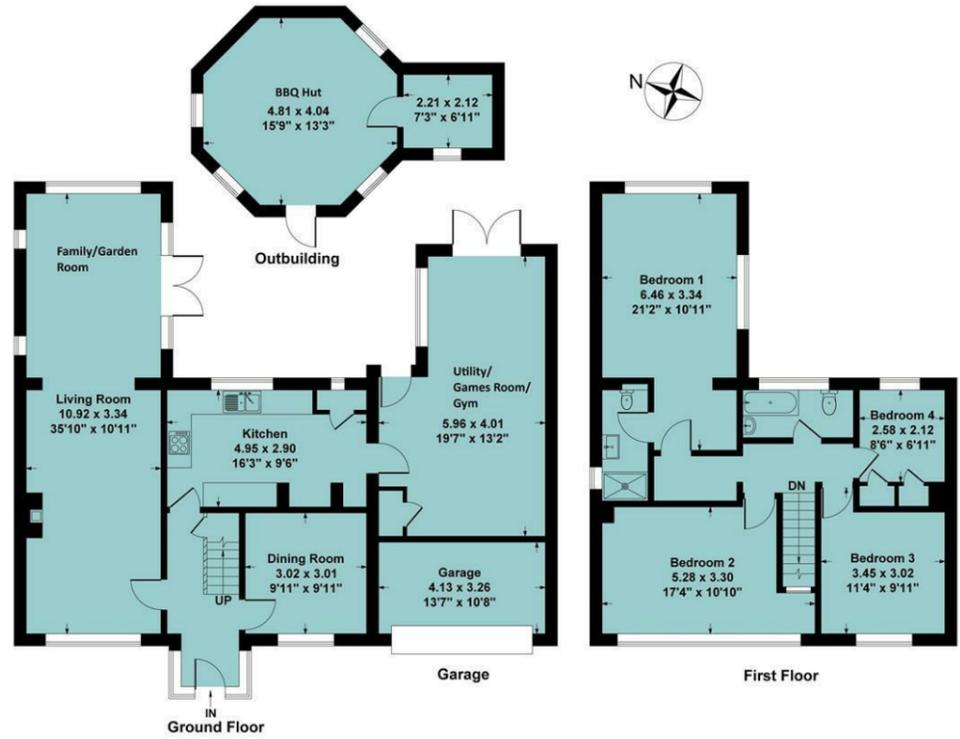


Agents Note

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 = 95.34 sq m / 1026 sq ft
 First Floor Approx Area = 67.69 sq m / 729 sq ft
 Outbuilding Approx Area = 22.65 sq m / 244 sq ft
 Garage Approx Area = 9.38 sq m / 101 sq ft
Total Area = 195.06 sq m / 2100 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		74	76
(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.



Strathcarron, 9a Twyford Avenue
 Twyford



Strathcarron, 9a Twyford Avenue, Twyford, Oxfordshire, OX17 3JF

Approximate distances

Banbury 3 miles
Bicester 12 miles
Oxford 19 miles
Stratford upon Avon 24 miles
Leamington Spa 23 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Oxford by rail 17 mins approx.
Banbury to Birmingham by rail 50 mins approx.

A SPACIOUS WELL PRESENTED DETACHED FAMILY HOUSE STANDING IN APPROX. 1/4 ACRE PLOT WITH A LARGE GARDEN BACKING ONTO FIELDS IN THE WARRINER CATCHMENT AREA AND WITHIN WALKING DISTANCE OF CHRISTOPHER RAWLINS PRIMARY SCHOOL

Hall, sitting room, family/garden room, dining room, kitchen, large utility/games room/gym, main bedroom with ensuite shower room, three further bedrooms, family bathroom, gas ch via rads, double glazing, off road parking, garage/store, large rear garden with timber BBQ hut/potential office. Energy rating C.

Offers In Excess Of £650,000 FREEHOLD



Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). On entering Twyford turn left where signposted to Kings Sutton and take the second turning on the right into Twyford Avenue. The property will be found after a short distance on the left hand side.

Situation

TWYFORD forms part of the larger village of ADDERBURY which is a particularly sought after and attractive village, situated in the North Oxfordshire countryside. Amenities there include a primary school, hotel and four public houses offering good food 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 well presented detached family house occupying a plot extending to approximately 1/4 of an acre.
- * A large recently re-landscaped rear garden which backs onto countryside.
- * Cosmetically improved recently with the installation of a new ensuite shower room to the main bedroom and the creation of a large utility/games room or gym at ground floor level.
- * There is further scope to extend subject to planning permission if required.
- * Large living space with sitting room opening to a family/garden room and a separate dining room.
- * Spacious timber BBQ hut/potential office at the foot of the garden.
- * Off road parking and garage/store with power and light connected.

* Gas central heating via radiators and solar panels.

Services

All mains services are connected. The recently installed gas fired boiler is located in the loft.

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.

