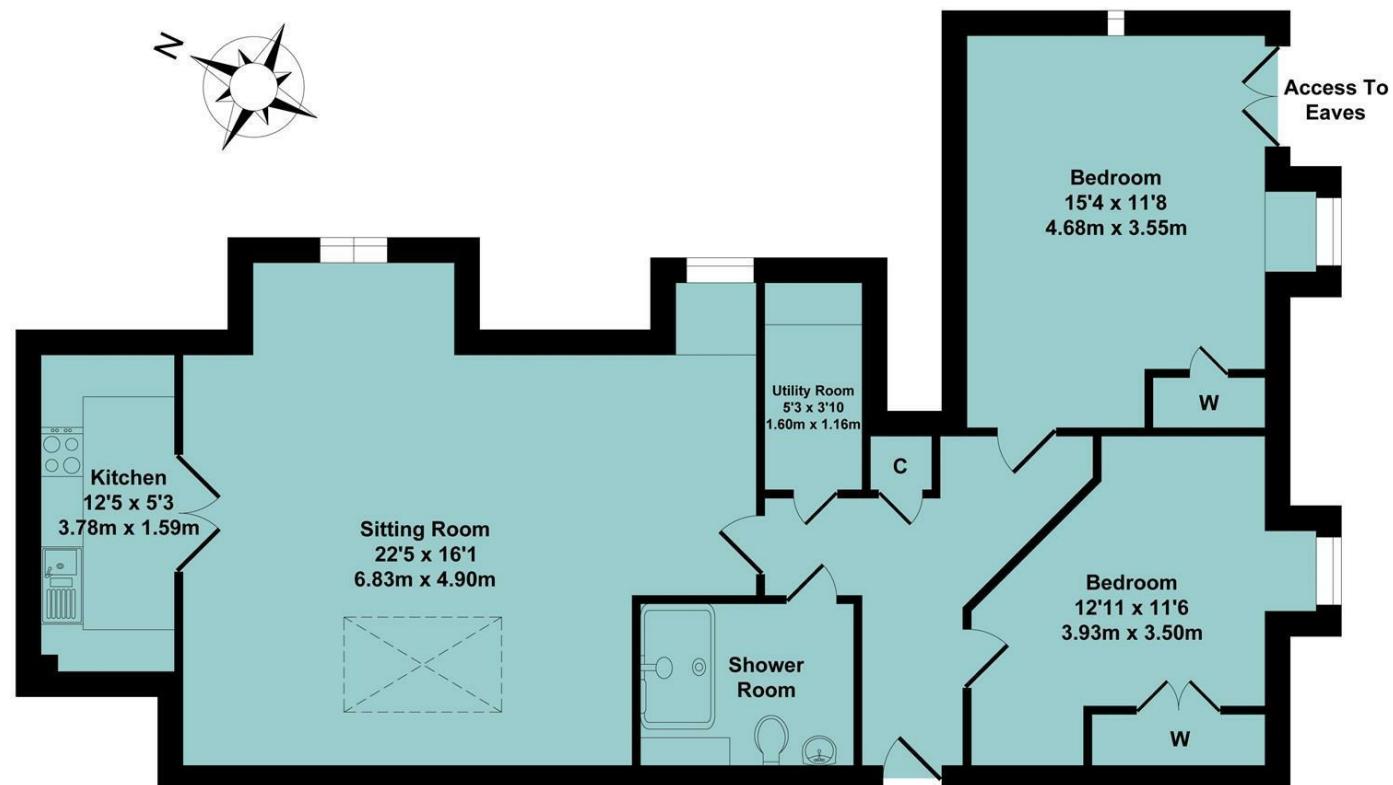
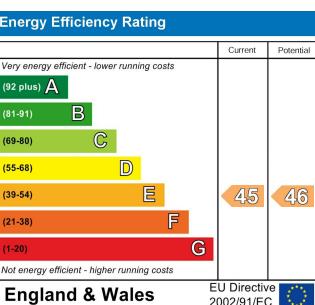


#### Agents Note

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.



Total Approx. Floor Area 943 Sq.Ft. (87.60 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"

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PROTECTED

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.



9 Chacombe House, Banbury Road  
Chacombe

# 9 Chacombe House, Banbury Road, Chacombe, Oxfordshire, OX17 2FL

## Approximate distances

Banbury 3 miles  
Junction 11 (M40) 1 miles  
Oxford 25 miles  
Leamington Spa 20 mile  
Stratford upon Avon 24 miles  
Northampton 22 miles  
Junction 16 (M1) 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 17 mins

**A spacious and characterful two bedroom retirement apartment located on the top floor of a converted country house set within 15 acres of beautiful parkland with exceptional views**

**Entrance hall, two bedrooms, shower room, sitting room, kitchen, utility room, communal gardens, communal parking. Energy rating E.**

**£165,000 LEASEHOLD**



## Directions

From Banbury town centre proceed in an easterly direction to the junction 11 M40- motorway. Take the second turning onto the Daventry Road (A361). After approximately 1 mile turn right where signposted to Chacombe and continue into the village. upon entering the village take the first right hand turning where signposted to Chacombe House. Follow the signs towards Chacombe House where car parking is available.

## Situation

CHACOMBE is located approximately three miles North East of Banbury. Within the village there is a primary school and public house. Junction 11 of the M40 motorway is conveniently located approximately 3 miles away on the eastern outskirts of Banbury. Also on the Eastern side of Banbury the railway station will be found providing an improved high speed service on the Chiltern Line between Birmingham and London. There are various shops, cafe, Post Office, pharmacy, library, primary and secondary schools in the nearby village of Middleton Cheney just 2 miles away. Buses run from Chacombe to Middleton Cheney, Brackley and Banbury.

The retirement apartments at Chacombe House lie within Chacombe Park, a purpose built care facility, set in over 15 acres of beautiful parkland in the charming village of Chacombe. Designed for those who wish to maintain an independent lifestyle, the elegant accommodation provides a high level of comfort, privacy and security. The restaurant, recreation room, coffee and drinks facilities are available in the adjacent nursing home. There is a covered passage providing a link directly to the care home from the apartments.

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:

- \* Entrance hall with doors to both bedrooms, doors to shower room, sitting room and utility room.
- \* Large main double bedroom with two windows overlooking the gardens, built-in wardrobe, eaves storage, characterful exposed beam.
- \* Bedroom two with bay window overlooking the gardens, built-in wardrobe.
- \* Recently refitted wet room with tiled walls, WC and wash hand basin, walk-in shower area.
- \* Sitting room with exposed beams, two windows overlooking the gardens, ample space for sitting room and dining furniture, double doors opening to kitchen, skylight.

\* Kitchen fitted with a range of base and eye level units, integrated oven and four ring electric hob with extractor over, space for fridge, ample cupboard space and lots of storage.

\* Utility cupboard with space and plumbing for washing machine, shelving.

\* An elegant ground floor residents lounge overlooking the garden.

\* Basement storage facility and laundry with appliances.

\* 15 acres of communal gardens and park.

## Age restriction

Residents are subject to an age restriction and must be over 60 years of age.

## Leasehold

There is a service charge currently payable at £452 per month and an additional ground rent of £10 per annum. There is a 125 year lease which commenced on 1st August 2003.

## Services

All mains services are connected with the exception of gas. Please note that central heating, water and buildings insurance are included in the service charge.

## Local Authority

West Northants District Council. Council tax band E.

## Viewing

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

## Energy rating: E

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.

