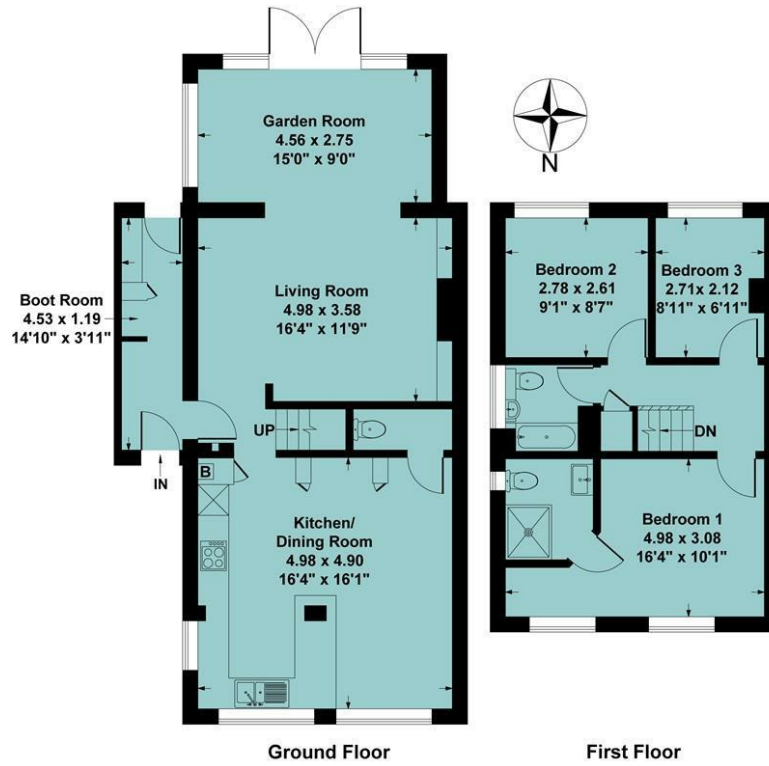


**Agents Note**

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 = 67.49 sq m / 726 sq ft  
 First Floor Approx Area = 39.29 sq m / 423 sq ft  
 Total Area = 106.78 sq m / 1149 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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	72
(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.



17 Thornhill  
 Chacombe



# 17 Thornhill, Chacombe, Oxfordshire, OX17 2JG

## Approximate distances

Banbury 4 miles  
 Brackley 12 miles  
 Junction 11 (M40 motorway) 2 miles  
 Stratford upon Avon 21 miles  
 Leamington Spa 20 miles  
 Banbury railway station 5 miles  
 Banbury to Oxford by rail 19 mins  
 Banbury to London Marylebone by rail 55 mins  
 Banbury to Birmingham by rail 50 mins

**AN EXCEPTIONAL THREE BEDROOM SEMI DETACHED HOUSE WHICH HAS BEEN REFURBISHED, REMODELLED AND REFITTED TO PROVIDE SUPERB FAMILY ACCOMMODATION IDEAL FOR MODERN LIVING IN A POPULAR VILLAGE WITH EASY ACCESS TO THE M40 AND WITHIN WALKING DISTANCE OF THE LOCAL PRIMARY SCHOOL**

**Hall, covered side passage/utility, living room/family room or garden room, stunning open plan kitchen/dining room, main bedroom with ensuite shower room, two further bedrooms, family bathroom, oil ch via rads (underfloor downstairs), replacement double glazed windows and doors, generous off road driveway parking, landscaped south facing rear garden with views and modern outbuilding with power. Energy rating D.**

**£385,000 FREEHOLD**



## Directions

From Banbury proceed in an easterly direction toward Brackley (A422). After the M40 motorway junction (junction 11) take the second exit toward Daventry (A361). After approximately three quarters of a mile turn right where signposted to Chacombe. Travel into the village and follow the road and after the slightly narrower section of road and before leaving the village turn left into Thornhill. Bear right at the T-junction and the property can be found on the right hand side.

## 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, café, Post Office, pharmacy, library, primary and secondary schools in the nearby village of Middleton Cheney just 2 miles away.

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 semi detached house dating back to circa 1970 which has in recent years been the subject of a complete refurbishment including remodelling and refitting.

\* Now offering exceptional family sized accommodation in a modern layout with a contemporary feel.

\* Generous off road parking to front and a good sized rear garden including a useful outbuilding with power and south facing views over fields.

\* A stunning open plan kitchen/dining room fitted with grey units incorporating an integrated dishwasher, space for American style fridge freezer, built-in oven, microwave oven and grill, large induction hob with integrated extractor over, quartz work surfaces and breakfast bar, windows to front and side, dining area with ample space for table and chairs, door to shelved understairs cupboard.

\* Living room with media wall and contemporary electric flame effect fire, shelved recesses, open access to the garden room/family room or office which could also be a playroom if needed with window to side, ceramic tiled floor, French doors and windows opening to the garden with views over the fields beyond.

\* Hall/covered side passage/utility with recessed coats hanging rail and shoe storage and shelving under, plumbing for washing machine, space for tumble dryer,

ceramic tiled floor, lovely Cotswold green base and eye level units, door opening to rear garden.

\* First floor landing with hatch to loft with fitted wooden folding ladder, door to built-in airing cupboard over the stairs.

\* Main double bedroom with two windows to the front, painted panelling behind the bed area, ensuite shower room with a white suite.

\* Two further bedrooms with lovely views over the fields to the south.

\* Family bathroom fitted with a white suite.

\* Oil central heating which is underfloor downstairs and via radiators on the first floor.

\* Replacement doors and windows including all internal doors.

\* South facing rear garden with a raised decked area with steps leading down to a lawned area with plant and shrub borders.

## Services

All mains services are connected with the exception of gas.

## Local Authority

West Northants District Council. Council tax band C.

## 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.

