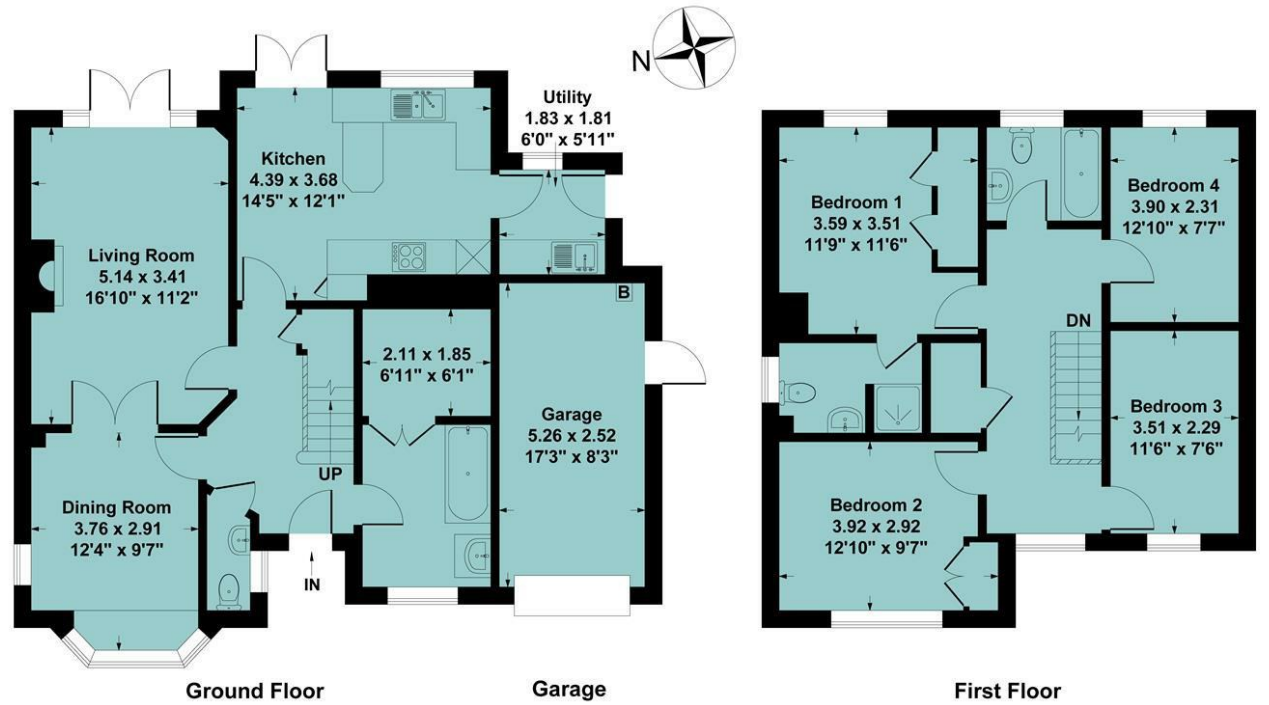


**Agents Note**

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**

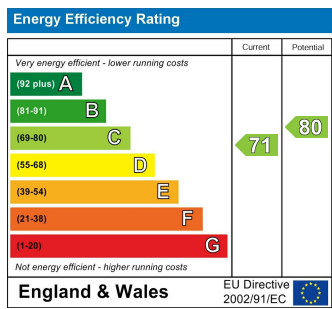
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 70.91 sq m / 763 sq ft**  
**First Floor Approx Area = 60.92 sq m / 656 sq ft**  
**Garage Approx Area = 13.24 sq m / 143 sq ft**  
**Total Area = 145.07 sq m / 1562 sq ft**

Measurements are approximate, not to scale, illustration is for identification purposes only.

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)



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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.



20 Lake Walk  
 Adderbury



# 20 Lake Walk, Adderbury, Oxfordshire, OX17 3PF

## Approximate distances

Banbury 3 miles  
Oxford 19 miles  
Junction 11 (M40 motorway) 5 miles  
Banbury to Marylebone by rail approx. 55 mins  
Banbury to Oxford by rail approx. 17 mins  
Banbury to Birmingham by rail approx. 50 mins

**OFFERED TO THE MARKET WITH NO ONWARD CHAIN, THIS FOUR-BEDROOM DETACHED HOME IS SET IN A QUIET CUL-DE-SAC IN THE SOUGHT AFTER VILLAGE OF ADDERBURY AND FEATURES A MASTER BEDROOM WITH EN-SUITE, A GARAGE, AND OFF-ROAD PARKING.**

**Entrance hall, dining room, sitting room, kitchen/breakfast room, utility, downstairs WC, downstairs bathroom, four bedrooms, ensuite to the master, family bathroom, front and rear gardens, parking on the driveway. Energy rating C**

**£600,000 FREEHOLD**



## Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). Continue into Adderbury through the traffic lights and turn left into Lake Walk as you pass The Green on your right hand side. The property will be found by following the road to the end of the cul-de-sac, it will be on your right hand side and can be recognised by our "For Sale" board.

## Situation

ADDERBURY is a particularly sought after and attractive village, situated in the North Oxfordshire countryside. Amenities include a primary school, hotel and four public houses offering good food, a cafe, hairdressers, general store/Post Office 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:

\* Entrance hall with doors to all rooms, under stair storage, stairs to first floor.

\* Dual aspect dining room with window to side, bay window to front, double doors leading to sitting room.

\* Sitting room with gas fire and ornamental surround, double doors to dining room and French doors leading to the rear garden.

\* Kitchen/breakfast room fitted with a range of base and eye level units with inset sink and integral appliances that include oven, microwave, under counter fridge and freezer, four ring electric hob with extractor over. Breakfast bar, space for small table and chairs, tiled floor, door to utility, window and French doors to garden.

\* Utility with fitted units to match the kitchen, inset sink, space and plumbing for washing machine, space for tumble dryer, window and door to garden.

\* Downstairs cloakroom with WC and wash hand basin. Window to side.

\* Downstairs bathroom fitted with a panelled bath with shower over, sink with vanity unit, large storage cupboard perfect for coats and shoes, window to front. It is important to note that this room was created by converting one half of the double garage. This can easily be reversed if somebody would prefer to have a double garage.

\* First floor landing with doors to all rooms, hatch to loft, window to front and large airing cupboard housing the hot water tank.

\* Bedroom one is a large double with window to rear. Fitted double wardrobe and en-suite comprising of corner shower unit, WC and wash hand basin. Window to side.

\* Bedroom two is a double with window to the front, fitted double wardrobe.

\* Bedroom three is a double with window to the front.

\* Bedroom four is a single with window to the rear.

\* Family bathroom comprising panelled bath with shower over, WC and wash hand basin, window to rear.

\* The rear garden is mostly laid to lawn with a small patio area immediately outside the back doors. Border of mature trees and shrubs, gated side access leading to the front and personal door leading into the garage.

\* Garage fitted with an up and over door to the front, personal door to the side, lights and power. Wall mounted gas boiler.

\* To the front of the property there is parking for two vehicles on the driveway and a small lawned area with bushes and shrubs.

## Services

All mains services are connected. Wall mounted gas boiler is located in the garage.

## Local Authority

Cherwell District Council. Council tax band E.

## 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.

