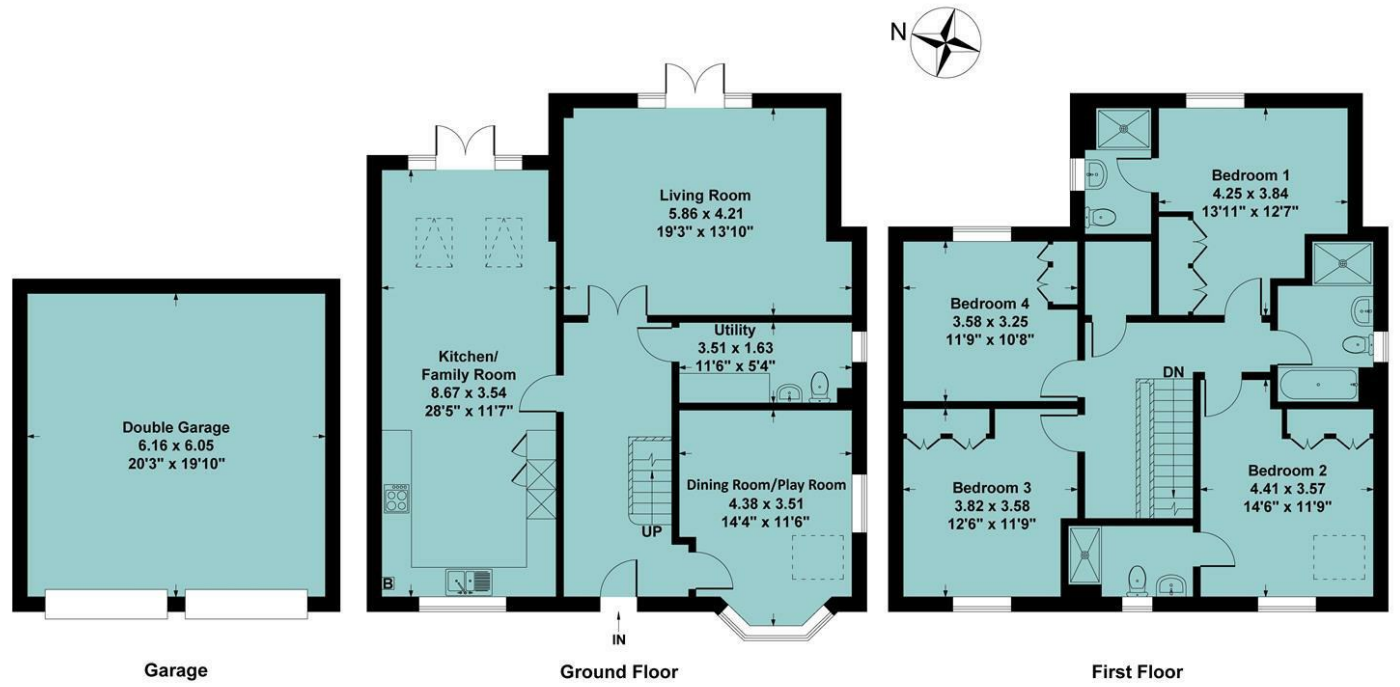


Agents Note

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 = 89.73 sq m / 966 sq ft
 First Floor Approx Area = 83.42 sq m / 898 sq ft
 Garage Approx Area = 37.26 sq m / 401 sq ft
 Total Area = 210.41 sq m / 2265 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		85	93
(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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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.



4 Thenford Way
 Banbury



**4 Thenford Way, Banbury, Oxfordshire,
OX16 2DS**

Approximate distances

Banbury town centre 2.3 miles
Banbury railway station 2.5 miles
Oxford 32 miles
Stratford upon Avon 20 miles
Leamington Spa 18 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

OFFERED TO THE MARKET WITH A COMPLETE UPPER CHAIN IS THIS SUBSTANTIAL FOUR BEDROOM THREE BATHROOM FAMILY HOME WITH A DOUBLE GARAGE OCCUPYING A PREMIUM PLOT WITH A LARGER THAN AVERAGE REAR GARDEN AND VIEWS OVERLOOKING THE GREEN SPACE TO THE FRONT

Entrance hall, kitchen/dining/family room, living room, play room, utility/WC, four double bedrooms, family bathroom, two ensuites, rear garden, double garage and generous driveway parking. Energy rating B.

Offers in excess of £600,000 FREEHOLD



Directions

From Banbury town centre proceed in a northerly direction along the Southam Road (A432). Take the second exit at the Duke's Meadow Drive roundabout and then take the second right hand turning into Hardwick Hill. Continue along Hardwick Hill and and take a right hand turning into Thenford Way. The property will be found down a private driveway on the right hand side facing the green.

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.

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 tiled flooring, doors to the play room, kitchen/dining/family room, lounge, utility/WC and stairs to the first floor.

* Dual aspect kitchen/dining/family room with windows to front and double doors to the rear, two skylights, tiled flooring, a range of base and eye level units with worktop over, inset sink, integrated double ovens, four ring gas hob with extractor over, integrated fridge freezer, integrated dishwasher, ample space for dining room and living room furniture, feature panelling to walls.

* Lounge with French doors to rear garden.

* Play room/dining room with feature bay window.

* Utility/WC with tiled flooring, base unit and worktop to match the kitchen, space and plumbing for washing machine, space for tumble dryer, WC and wash hand basin, window to side.

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

* The master bedroom is a double with window to rear, built-in wardrobes and an ensuite comprising WC, double walk-in shower cubicle, wash hand basin, part tiled walls and window.

* Bedroom two is also a double with fitted wardrobes, window to front and an ensuite comprising double walk-in shower cubicle, WC and wash hand basin, heated towel rail and window to front.

* Bedrooms three and four are both doubles with built-in wardrobes, one with a window to the front and one with window to rear.

* Family bathroom fitted with a four piece suite comprising double walk-in shower cubicle, bath, wash hand basin and WC, part tiled walls, window to side, heated towel rail and window to side.

* The rear garden is larger than average, approximately 60' wide, mostly laid to lawn with a decked area gated side access to the front.

* Double garage fitted with two up and over doors, light and power.

* Off road parking on the driveway for at least four cars.

* To the front here are two small lawned areas and a path to the front door.

Services

All mains services are connected. The boiler is located in the kitchen.

Local Authority

Cherwell District Council. Council tax band F.

Viewing

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

Energy rating:

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.