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

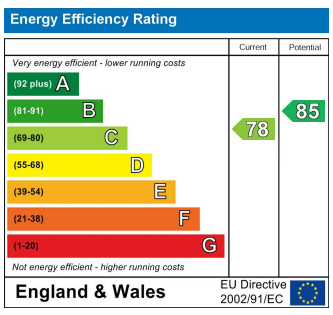
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 59.58 sq m / 641 sq ft
First Floor Approx Area = 59.58 sq m / 641 sq ft
Second Floor Approx Area = 59.58 sq m / 641 sq ft
Outbuilding Approx Area = 10.50 sq m / 113 sq ft
Garage Approx Area = 14.57 sq m / 157 sq ft
Total Area = 203.81 sq m / 2193 sq ft

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

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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.



49 Ashmead Road
Banbury

Anker

49 Ashmead Road, Banbury, Oxfordshire, OX16 1AA



Approximate distances
Banbury town centre 2 miles
Banbury train station 2 miles
Oxford 24 miles
Stratford upon Avon 20 miles
Leamington Spa 19 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

AN EXCEPTIONALLY LARGE SIX BEDROOM DETACHED HOUSE OFFERED TO THE MARKET WITH NO ONWARD CHAIN BENEFITTING FROM THREE ENSUITE BATHROOMS, A LARGER THAN AVERAGE SOUTH FACING REAR GARDEN PLUS A GARAGE, DRIVEWAY PARKING AND SUMMERHOUSE/OUTBUILDING WITH POWER CONNECTED IDEAL FOR HOME WORKERS

Entrance hall, kitchen, living room, dining room, downstairs WC, six bedrooms, three ensuites, family bathroom, garage, driveway, rear garden, summerhouse/garden office. Energy rating C.

£535,000 FREEHOLD











Directions

From Banbury town centre take the Warwick Road (B4100). Travel straight over the traffic lights at the A422 junction continuing towards Warwick. At the second roundabout turn right into Duke's Meadow Drive and then turn right at the first roundabout into Usher Drive. Ashmead Road will be found as the third turning on the right hand side. Upon entering Ashmead Road take the first left and the property will be found on the right. A "For Sale" board has been erected for ease of identification.

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 kitchen, living room, dining room, downstairs WC and stairs to the first floor.

* Kitchen/dining room fitted with a range of neutral coloured base and eye level units with a dark quartz worktop over, integrated appliances to include double oven, four ring gas hob and extractor over, fridge freezer and dishwasher, inset one and a half bow sink unit, space and plumbing for washing machine, space for tumble dryer, tiled flooring. three windows to the side, door to rear leading to the driveway and garage, understairs storage cupboard, ample space for dining furniture.

* Living room with laminate flooring, wall mounted electric heater with ornamental surround, window and French doors to rear garden, double doors opening to the dining room.

* Dining room with laminate flooring, windows to side and front, double doors to the living room and door into the hallway.

* Downstairs WC with tiled flooring, WC, wash hand basin, part tiled walls and a window to the front.

* First floor landing with doors to bedrooms two, four, five, family bathroom and stairs to the second floor.

* Bedroom two is a large double dual aspect with windows to side and front, two built-in wardrobes and door to the ensuite comprising a four piece white suite with corner bath, shower cubicle, WC and wash hand basin, tiled walls and window overlooking the rear garden.

* Bedroom four is a double with a window to side, a built-in wardrobe and ensuite comprising corner shower cubicle, WC and wash hand basin, window to side and tiled walls.

* Bedroom five is a large single/small double with windows to the front and side.

* Family bathroom fitted with a white suite comprising panelled bath, WC and wash hand basin, part tiled walls and a window to the front.

* Second floor landing with doors to bedrooms one, three and six, window to the rear, airing cupboard housing the hot water tank, hatch to loft.

* Master bedroom one is a large double with a walk-in dressing area and an ensuite. The dressing room has ample space to fit fitted wardrobes and windows to front and side. The ensuite comprises a corner shower unit, WC and vanity wash hand basin, tiled walls and window to side.

* Two further second floor bedrooms.

* The south facing rear garden is mostly laid to lawn with a border of shrubs and bushes and a variety of trees. A path leads to the rear of the garden where there is a wooden summerhouse/garden office with light, power and laminate flooring. There is a decked area immediately outside the rear doors with a pergola and a large patio seating area and a brick built BBQ area. Gated side access leads to the driveway. It is believed that the rear garden is one of the largest rear gardens on the Hanwell Fields development.

* Driveway with space for two cars in tandem in front of the garage which has an up and over door, light and power.

Services

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

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 £35 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.