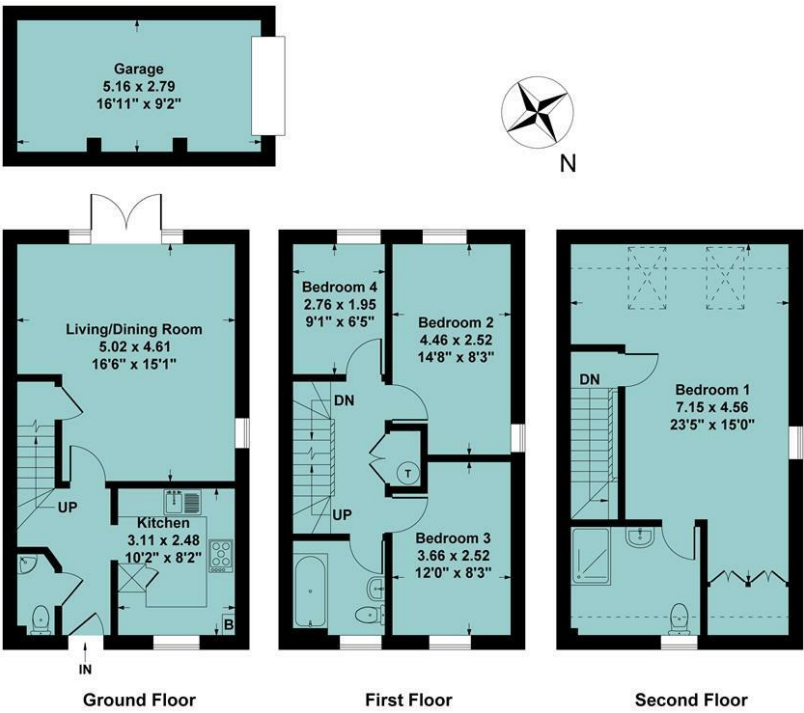


Agents Note

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.

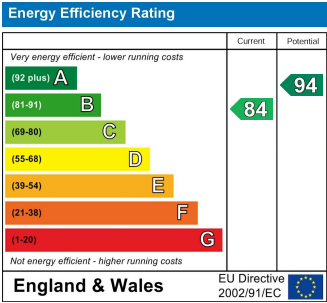
Referral fees

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 = 38.17 sq m / 411 sq ft  
First Floor Approx Area = 38.17 sq m / 411 sq ft  
Second Floor Approx Area = 38.17 sq m / 411 sq ft  
Garage Approx Area = 14.39 sq m / 155 sq ft  
Total Area = 128.90 sq m / 1388 sq ft

Measurements are approximate, not to scale,  
illustration is for identification purposes only.  
www.focuspointhomes.co.uk



01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk  
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.



26 Flux Drive  
Deddington





26 Flux Drive, Deddington, Oxfordshire,  
OX15 0AF

Approximate distances  
Banbury 7 miles  
Oxford 15 miles  
Chipping Norton 10 miles  
Junction 11 (M40 motorway) 9 miles  
Junction 10 (M40 motorway) 7 miles  
Banbury to Marylebone by rail approx. 55 mins  
Banbury to Oxford by rail approx. 19 mins  
Banbury to Birmingham by rail approx. 50 mins

A FOUR BEDROOM TOWNHOUSE LOCATED IN THE  
VERY POPULAR VILLAGE OF DEDDINGTON WITH  
GARAGE AND PARKING

Entrance hall, living/dining room, downstairs WC,  
four bedrooms, ensuite, family bathroom, rear  
garden, garage. Energy rating B.

£525,000 FREEHOLD



Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). Travel through Adderbury and continue onto Deddington. Upon approaching the village turn right onto The Swere. Continue along this road and take a left at the end of the road onto Flux Drive . Number 26 will then be found on the left hand side and can be recognised by our "For Sale" board.

Situation

The village of Deddington offers many amenities including several shops providing for everyday needs, post office, Health and Community Centres, library, hotel and restaurant, recreation ground and for people wishing to worship there is the Church of St Peter and St Paul. Also within the village there is the Church of England primary school plus Deddington falls within the Warriner catchment for secondary education. Private schools include Bloxham, Tudor Hall, Sibford and Stowe. A further comprehensive range of facilities can be found in both Oxford and Banbury whilst access to the M40 motorway can be gained at either junctions 10 or 11.

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:

- \* Well presented throughout.
- \* Entrance hall with stairs to first floor.
- \* Modern kitchen fitted with a range of base and eye level units with integrated appliances including oven and gas hob, dishwasher, washing machine and fridge freezer.
- \* Living/dining room with patio doors opening to the rear garden, ample space for table and chairs and access to understairs cupboard.
- \* First floor landing with access to storage cupboard.
- \* Two double bedrooms both with space for wardrobes.
- \* Further single bedroom.
- \* Family bathroom fitted with a suite comprising

- bath with shower over, WC, wash hand basin, window and extractor fan.
- \* On the top floor is the spacious master suite which has ample space for wardrobes and drawers and benefits from two built-in wardrobes and two sky lights allowing in lots of light and access to large ensuite which comprises of shower cubicle, WC, wash hand basin, heated towel rail, window and extractor fan.
- \* Low maintenance rear garden with patio space ideal for al fresco dining and the remainder mainly being laid to lawn with gate leading to parking area.
- \* Driveway parking leading to the garage which has an up and over door, light and power.

Services

All mains services are connected. The gas fired boiler is located in a kitchen cupboard. There is an estate charge of £192 per annum.

Local Authority

Cherwell District Council. Council tax band D.

Viewing

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

Energy rating: B

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.