

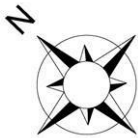
Agents Note

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.

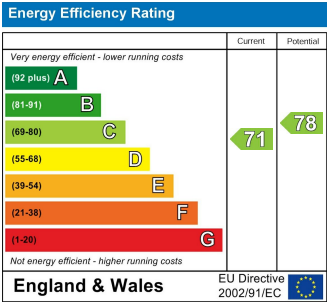
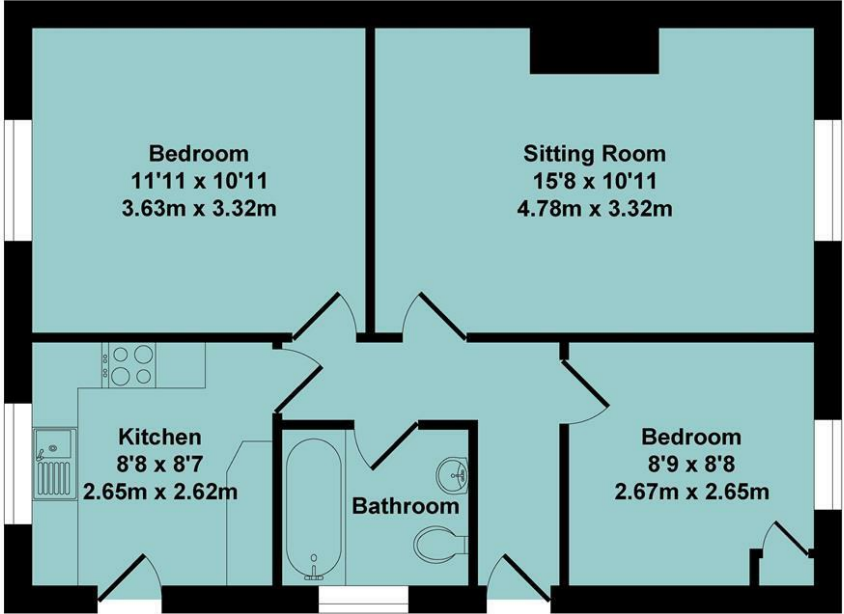
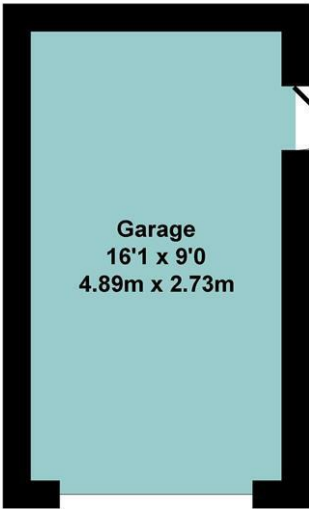
Referral fees

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.

Garage
Approx. Floor
Area 143 Sq.Ft.
(13.30 Sq.M.)



Ground Floor
Approx. Floor
Area 556 Sq.Ft.
(51.70 Sq.M.)



Total Approx. Floor Area 699 Sq.Ft. (65.0 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.



16 Bowmens Lea
Aynho



16 Bowmens Lea, Aynho, Oxfordshire,
OX17 3AG

Approximate distances
Banbury 6 miles
Bicester 9 miles
Oxford 22 miles
Junction 11 (M40 motorway) 8 miles
Junction 10 (M40 motorway) 5 miles
Kings Sutton railway station 3 miles

A TWO BEDROOM SEMI DETACHED BUNGALOW
OCCUPYING A GENEROUS PLOT IN A PLEASANT NO
THROUGH ROAD FORMING PART OF THIS CHARMING
AND DESIRABLE VILLAGE ON THE NORTH
OXFORDSHIRE/WEST NORTHAMPTONSHIRE BORDERS

Hall, sitting room, kitchen, two bedrooms,
bathroom, gas ch via rads, uPVC double glazing,
garage and extensive driveway parking, good sized
gardens front and rear, no upward chain. Energy
rating C.

£279,950 FREEHOLD



Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). Upon reaching the traffic lights in Adderbury turn left toward Bicester (B4100). Continue for approximately 3 miles and on entering Aynho turn left into Charlton Road. After a short distance turn right into Butts Close and Bowmens Lea will be found on the left hand side. The property will be found on the left and can be recognised by our "For Sale" board.

Situation

Aynho is situated to the south east of Banbury on the B4100 in the South Northamptonshire countryside. Aynho offers The Cartwright Hotel, the Church of St Michael and a village hall. It is also home to Aynhoe Park, a grand 17th-century country house now owned by luxury lifestyle and hotel group RH. It is conveniently situated for access to the towns of Banbury and Bicester, both of which offer a comprehensive range of facilities with primary and secondary schooling found in neighbouring villages. Access to the M40 motorway can be gained at junction 10 (Ardley), There is also an excellent mainline train service (London Marylebone & Birmingham) from both Banbury & Bicester.

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 two bedroom semi detached bungalow in the attractive and desirable village of Aynho which lies conveniently between Banbury and Bicester.
- * Occupying a larger than average plot with generous gardens to front and rear.
- * Very conveniently located for access to junction 10 of the M40 motorway and rail services at Kings Sutton, Banbury and Bicester North.
- * Extensive driveway parking to the front and a single detached garage.
- * Hall with vinyl wood effect floor and hatch to loft with fitted ladder and wall mounted gas fired boiler.
- * Sitting room with large window to front.

- * Kitchen with a range of modern base and eye level wood effect units, built-in oven, gas hob and extractor, plumbing for washing machine, space for tumble dryer, space for fridge, window to rear overlooking the garden and door to side.
- * Main double bedroom with window to rear and second single bedroom with window to front and door to cupboard housing the electrical consumer unit.
- * Bathroom fitted with a white suite comprising panelled bath with shower unit over and fully tiled surround, half tiled walls, wash hand basin and WC, window, laminate wood effect floor, extractor.
- * Large frontage which is mainly lawned with gravelled driveway alongside with space for four vehicles beyond which an up and over door opens to the single garage which has light and power connected.
- * A gate at the side opens to the rear garden which has a patio and large lawn.

Services

All mains services are connected. The wall mounted gas fired boiler is located in the loft.

Local Authority

West Northamptonshire Council. Council tax band C.

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.