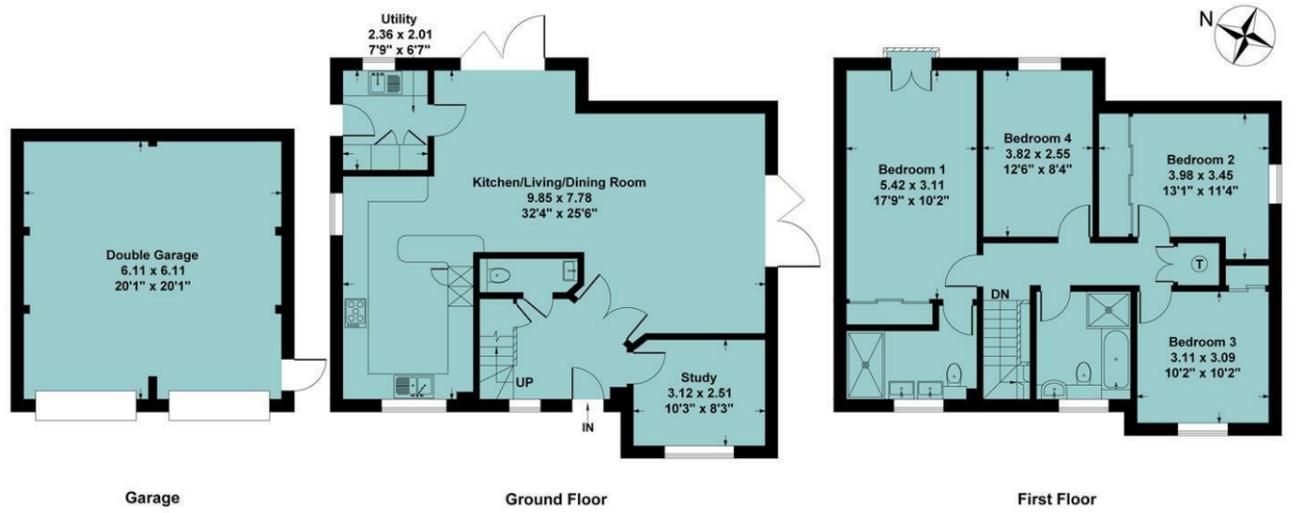


Agents Note

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 = 76.75 sq m / 826 sq ft
 First Floor Approx Area = 75.39 sq m / 812 sq ft
 Garage Approx Area = 37.33 sq m / 402 sq ft
 Total Area = 189.47 sq m / 2040 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		89	90
(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.



3 Wood View Hightown Road
 Banbury



3 Wood View Hightown Road, Banbury, Oxfordshire, OX16 9FS

Approximate distances

Banbury town centre 0.5 miles
Banbury train station 0.25 miles
Chipping Norton 13 miles
Oxford 24 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Oxford by rail 17 mins approx.
Banbury to Birmingham by rail 50 mins approx.

An exceptional individual home with bespoke interior layout in an exclusive small development with impressive far reaching views across the Cherwell Valley

Hall, WC, stunning open plan living kitchen/dining space, utility room, office, master bedroom with luxury ensuite shower room, three further bedrooms, family bathroom, double garage, generous driveway parking, landscaped gardens. Energy rating B.

£700,000 FREEHOLD



Directions

From Banbury Cross proceed in a southerly direction along the Oxford Road (A4260). Having passed The Horton Hospital turn left at the traffic lights into Hightown Road. After approximately 300m turn right into Wood View before reaching The New Foscote hospital. The property will be found toward the end of the road on the left hand side and can be recognised by our "For Sale" board.

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:

- * A wonderful opportunity to acquire one of these luxury detached homes forming part of an exclusive small development within walking distance of the railway station and daily amenities.
- * 3 Wood View is an individual house with a superb bespoke layout created by the vendor in conjunction with the developer which is ideal for modern living, home working and entertaining.

* Occupying a choice position in this small no through road there are paved terraces on two sides with impressive far reaching views over Banbury, the Cherwell Valley and countryside beyond.

* Throughout the ground floor there is Amtico wood effect flooring with heating under and it features a stunning open plan living kitchen/dining area with two sets of bi-fold doors through which there are lovely outlooks and they provide access to the two aforementioned terraces.

* There is a large hall, cloakroom and office with a large window to the front.

* The kitchen features matt white units predominantly complemented by gun metal cupboards below the island style breakfast bar. There is an integrated dishwasher, fridge and freezer, AEG ovens, plate warmer and separate large induction hob with integrated extractor over, Dekton Kovik work surfaces and breakfast bar in mid grey, wiring for wall mounted TV, double aspect with windows to front and side. A separate utility room provides plumbing and space for a washing machine, space for a tumble dryer, sink, matt white units for further storage, window to rear and door to the side.

* Landing with hatch to part boarded loft space with light and power connected, double built-in airing cupboard.

* Four double bedrooms in all with an exceptionally spacious main bedroom featuring a Juliet balcony, built-in wardrobes with mirrored doors and amazing far reaching views, door to a large luxury shower room featuring a walk-in shower area, twin recess wash hand basins with cupboards under, WC, heated towel rail, fully tiled walls and floor.

* Second double bedroom with built-in full width wardrobes with mirrored doors and window to rear with lovely views.

* Third and fourth double bedrooms.

* Luxury four piece family bathroom suite including panelled bath with central mixer taps and shower attachment, separate fully tiled wet room style shower cubicle. heated towel rail, ceramic tiled floors and walls, window.

* The gardens wrap around the property with a pretty lawned frontage with borders and a driveway providing generous off road parking beyond which two up and over doors open to the detached double garage which has an automatic sensed light, seven double power points, storage space in the roof void and personal door to the rear garden.

* The main areas of garden lie to the rear and far side of the house and once again lovely outlooks can be enjoyed from the Indian Sandstone paved terraces which abut the living space. Beyond the patio areas lawns and borders wrap around.

* Planning permission has been granted for a two storey extension to the side of the property should anyone wish to increase the floor area now or in the future. This would take full advantage of the dramatic views.

Services

All mains services are connected.

Local Authority

Cherwell District Council. Council tax band F.

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.