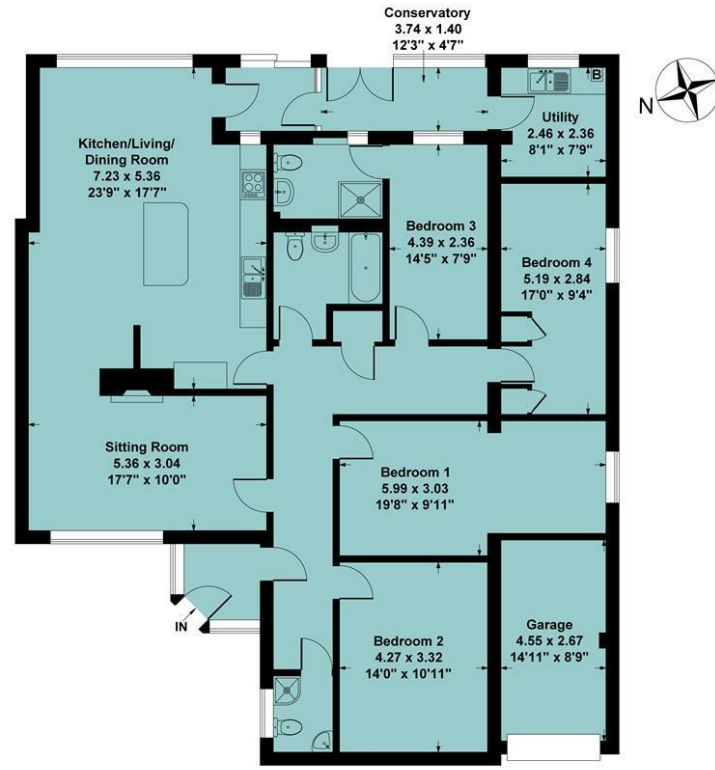


Agents Note

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.



Floor Plan
 Floor Plan Approx Area = 162.46 sq m / 1749 sq ft
 Garage Approx Area = 10.66 sq m / 115 sq ft
 Total Area = 173.12 sq m / 1864 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			
(69-80) C		72	78
(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.



43 Leigh Grove
 Banbury



43 Leigh Grove, Banbury, Oxfordshire, OX16 9LN

Approximate distances

Banbury town centre 0.75 miles
Banbury railway station 1.25 miles
Junction 11 (M40 motorway) 2.25 miles
Oxford 23 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 EXCEPTIONAL EXTENDED DETACHED BUNGALOW OCCUPYING AN ELEVATED POSITION WITH OUTLOOKS TO THE FRONT OCCUPYING A GENEROUS PLOT WITH SUPERB ACCOMMODATION FOR MODERN LIVING

Porch, hall, shower room/WC, sitting room, stunning open plan living kitchen/dining room, garden room, utility room, four double bedrooms (one ensuite), family bathroom, gas ch via rads, uPVC double glazing, large frontage with driveway parking, 69' landscaped rear garden with good range of outbuildings. Energy rating C.

£575,000 FREEHOLD



Directions

From Banbury town centre proceed along West Bar and before continuing into Broughton Road turn left into Beargarden Road and immediately right into Kingsway. Take the first turning left into Leigh Grove and follow the road as it bends to the right and the property will be found just before the junction with Wesley Drive 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:

* An exceptional detached brick built bungalow originally constructed in the 1960's and in recent years it has been extended and fully modernised.

* Occupying a generous plot in a elevated position with far reaching outlooks to the front over roof tops and trees.

* The very spacious accommodation has a well planned layout ideal for modern living.

* Including four double bedrooms, three bathrooms and practicalities such as a porch to the front, rear lobby, utility room and loft space with ladder, light and partial boarding.

* A particular feature is the stunning open plan living kitchen dining space with shaker style units in sage with solid wooden work surfaces and matching island with breakfast bar overhanging and cupboards under, integrated dishwasher, space for American style fridge/freezer, space for range style cooker, ample space for table and chairs, lounge furniture and a large window provides an outlook over the rear garden whilst vertical Scandi style radiators complete the look.

* Sitting room at the front with large window and far reaching views, fireplace with electric pebbled fire, semi open plan to the kitchen/dining room.

* Garden room with French doors opening to the rear garden.

* Utility room with sink, base units, plumbing for washing machine, wall mounted Worcester gas fired boiler, radiator and window,

* Spacious main double bedroom with dressing area and ample space for wardrobes.

* Guest double bedroom with door to ensuite shower room fitted with a white suite.

* Two further double bedrooms and a family bathroom fitted with a white suite.

* To the front of the property there is a relatively low maintenance predominantly shingled area with driveway alongside providing off road parking. There is gated access to both sides of the property leading to the rear garden.

* At the rear there is a 69' x approx. 49' landscaped garden including patio, rockery, large raised deck and summerhouse with power and light connected, artificial grass area, greenhouse and tool store. Other useful outbuildings include an office/games room or workshop measuring 15'6" X 8' with double doors to the front and double glazed windows, power provided via extension from the shed measuring 12' x 8' which has power connected and an adjacent lean-to store.

Services

All mains services are connected. The gas and electric installations are to be found in bedroom three. The Worcester wall mounted gas fired combination boiler is located in the utility room.

Local Authority

Cherwell District Council. Council tax band D.

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 £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.