

**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 = 55.10 sq m / 593 sq ft**  
**First Floor Approx Area = 55.10 sq m / 593 sq ft**  
**Garage Approx Area = 16.49 sq m / 178 sq ft**  
**Total Area = 126.69 sq m / 1364 sq ft**

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

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-65) 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.



66 Tyrrell Road  
 Banbury



66 Tyrrell Road, Banbury, Oxfordshire,  
OX16 9WT

Approximate distances  
Banbury town centre 1.5 miles  
Banbury railway station 2 miles  
Junction 11 (M40 motorway) 3.3 miles  
Chipping Norton 12 miles  
Stratford upon Avon 21 miles  
Leamington Spa 21 miles

**AN IMMACULATE DETACHED UPGRADED ONE YEAR OLD HOUSE ON THE POPULAR REDROW HOMES DEVELOPMENT ON THE SOUTHWESTERN OUTSKIRTS OF BANBURY WITH SPACIOUS IMMACULATE ACCOMMODATION COMPLEMENTED BY HIGH CEILINGS, LUXURY FINISHINGS AND AN EXCELLENT MODERN LAYOUT**

**Hall, cloakroom, sitting room, open plan kitchen/dining room, main bedroom with ensuite shower room, three further bedrooms, family bathroom, gas ch via rads, uPVC double glazing, good sized rear garden, generous driveway parking, detached garage. Energy rating B.**

**£450,000 FREEHOLD**



### Directions

From Banbury town centre proceed in a southerly direction via South Bar and at the traffic lights turn right into Bloxham Road (A361) toward Chipping Norton. Travel to the outskirts of the town and at the roundabout take the third exit into Tyrrell Road. The property will be found after approximately 250m on the right hand side.

### 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 stunning brick built detached four bedroom house constructed approximately a year ago by Redrow Homes, upgraded in many areas by the current owners.
- \* Beautifully presented spacious accommodation complemented by high ceilings throughout and fitted Sanderson shutters to many of the rooms.
- \* An ideal practical layout for modern living including ground floor cloakroom, utility cupboard, ensuite to the main bedroom and a superb open plan kitchen/dining room.
- \* Children's play area close by in the leigh of a beautiful old Oak tree and a recreation/dog walking area also very easily accessible.
- \* A large entrance hall with Asenso luxury vinyl rich toffee oak wood effect scratch proof flooring in herringbone design extending through to the kitchen/dining room and cloakroom.
- \* Very spacious living room with large window to front and media wall with space and integrated wiring for large TV, sound bar etc and bespoke cupboards and shelving to either side. Walls with feature panelling to dado height.
- \* Large open plan kitchen/dining room with an exceptional range of Taupe units complemented by quartz work surfaces and large matching island with integral power and USB points and cupboards under, large vertical radiator, one and a half bowl sink unit, two built-in single ovens, separate gas hob with extractor over, integrated dishwasher, fridge and freezer, drawers and cupboards upgraded to offer increased practicality and storage. A light and airy space enhanced by the high ceiling and double glazed French doors and matching side panels overlooking the rear garden.
- \* Utility cupboard with plumbing for washing machine and space for a stacked tumble dryer.
- \* First floor landing with hatch to boarded loft space with light, ladder and hand rail.
- \* Three of the four bedrooms have quality built-in wardrobes.
- \* Main bedroom with built-in wardrobes and dressing table, door to ensuite shower room fitted with a white suite comprising fully tiled shower cubicle with wall mounted controls on entry, wash hand basin and WC, heated towel rail, window, ceramic tiled floor, half tiled walls.
- \* Second double bedroom with built-in wardrobes and window to rear.

\* Third small double/large single bedroom with window to front and fourth single bedroom/study with built-in wardrobes and window to rear.

\* Family bathroom fitted with a white suite comprising panelled bath with shower unit over and fully tiled surround, wash hand basin and WC, heated towel rail, ceramic tiled floor, window, extractor.

\* Path to front door and borders either side, storm porch and outside light. Private driveway alongside which provides off road parking for 2-3 vehicles and has a wall mounted point ready for an electric vehicle charger if required. An up and over door opens to the single detached garage which has power and light connected, space in the roof void.

\* A gate from the driveway opens to the rear patio beyond which there is a lawned garden with an attractive natural stone wall to one side.

### Services

All mains services are connected. The wall mounted Ideal gas fired boiler is located in the airing cupboard on the landing where there is also a hot water cylinder.

There is an estate charge of £271 per annum.

### Local Authority

Cherwell District Council. Council tax band

### 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.