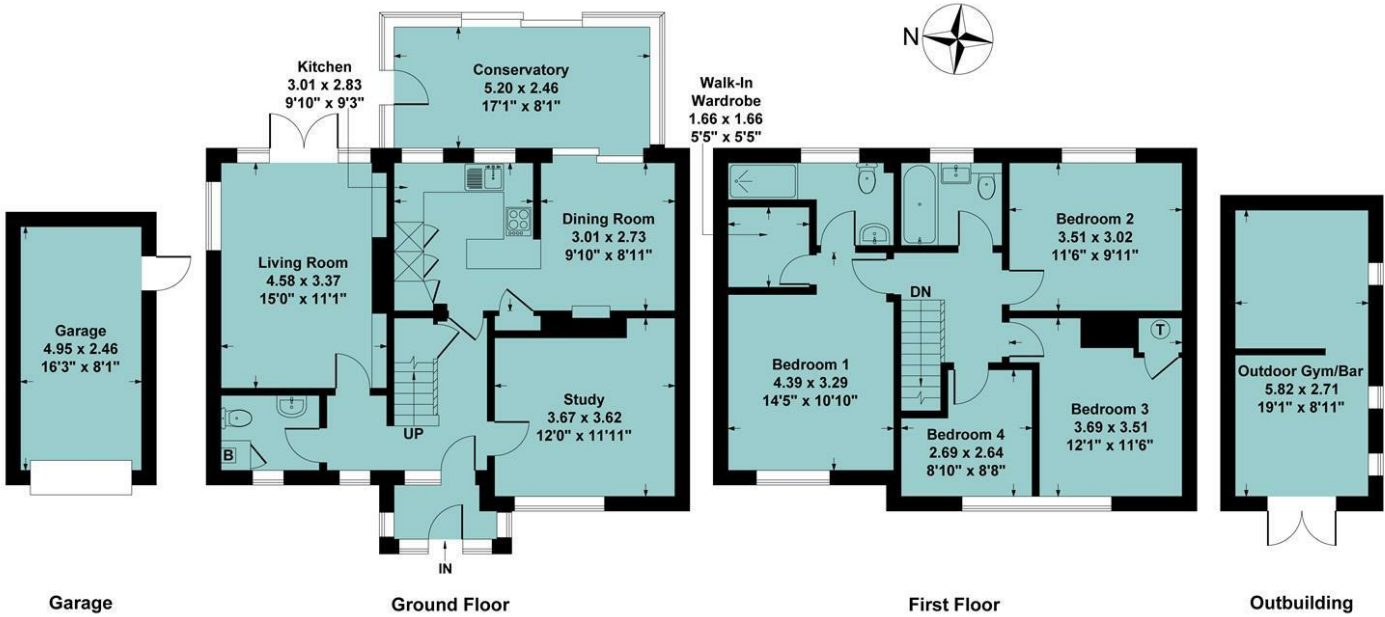


Agents Note

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.

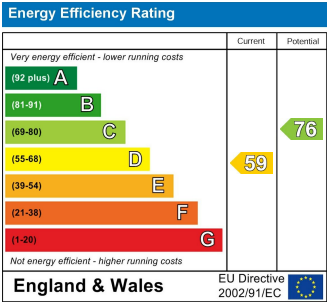
Referral fees

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 = 76.88 sq m / 828 sq ft
First Floor Approx Area = 60.71 sq m / 654 sq ft
Garage Approx Area = 12.17 sq m / 131 sq ft
Outbuilding Area = 15.77 sq m / 170 sq ft
Total Area = 165.53 sq m / 1783 sq ft

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



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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.



8 Briar Close
Banbury



8 Briar Close, Banbury, Oxfordshire, OX16 9DS

Approximate distances
Banbury town centre 1 mile
Horton Hospital 0.75 miles
Banbury railway station (rear access) 1.25 miles
Junction 11 (M40 motorway) 2.5 miles
Oxford 21 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. 19 mins

A GREATLY EXTENDED AND MODERNISED FOUR BEDROOM SEMI DETACHED HOME OCCUPYING A LARGE CORNER PLOT IN A QUIET CUL-DE-SAC

Entrance porch, entrance hall, downstairs cloakroom, living room, kitchen, dining room, study, conservatory, four bedrooms, ensuite, family bathroom, garage and outbuilding, driveway, large gardens. Energy rating D.

£415,000 FREEHOLD



Directions

From Banbury proceed in a southerly direction toward Oxford. After the traffic lights by Sainsbury's supermarket turn right into Grange Road and take the next turning on the left into Timms Road and then at the T-junction turn right into Beaconsfield Road. Continue until Oakland Road is found as a turning to the left. Continue for approximately 250 yards where the turning for Briar Close will be found on the left hand side. The property will be found in the far right hand corner of the close. A "For Sale"

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:

- * Entrance porch with further door leading to the entrance hall.
- * Entrance hall with doors to study, kitchen/dining room, downstairs WC, understairs storage, stairs to the first floor and laminate flooring.
- * Study with laminate flooring, a large window to the front and ample space for furniture. This room could be used as an additional living room/play room or downstairs bedroom if preferred.
- * Downstairs cloakroom with WC, wash hand basin, full height storage cupboard and laminate flooring.
- * Living room with laminate flooring, media wall with fireplace, in-built shelving and recessed space for TV, window to side and French doors opening to the rear garden.
- * Kitchen/dining room fitted with a range of wood effect base and eye level units with a dark quartz worktop over, integrated double oven, four ring gas hob and extractor over, space and plumbing for washing machine and dishwasher, tiled splashback, two windows to rear looking into the conservatory, full height storage cupboard (this space previously housed the integrated fridge/freezer).
- * Dining room with ample space for table and chairs and sliding patio doors leading to the conservatory.
- * Conservatory with further windows and doors to the rear garden, tiled flooring.
- * First floor landing with doors to all rooms and hatch to loft.
- * Bedroom one is a double with a window to the front, walk-in wardrobe and an ensuite comprising a double walk-in shower cubicle, WC, wash hand basin, part tiled walls, tiled flooring, heated towel rail and window to the rear.
- * Bedroom two is a double with a window to the rear.

- * Bedroom three is a double with a window to the front and a storage cupboard housing the hot water tank.
- * Bedroom four is a single with a window to the front.
- * Family bathroom fitted with a white suite comprising bath with shower over, WC and vanity wash hand basin, part tiled walls and window to the rear.
- * The rear garden is a large corner plot mostly laid to lawn. There is a patio seating area as well as a small pond in the area immediately outside the rear doors. There is also a further large patio area in the far corner of the garden where there is also a summerhouse and a large outbuilding which is currently being used as a bar/gym.
- * Garage with up and over door to the front and a personal door to the rear leading to the garden.
- * To the front of the property there is off road parking for several vehicles.

Services

All mains services are connected. The boiler is located in the downstairs WC.

Local Authority

Cherwell District Council. Council tax band D.

Viewing

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

Energy rating: D

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.