



53 Waller Drive  
Banbury



# 53 Waller Drive Banbury, Oxfordshire, OX16 9NS

Approximate distances

Banbury town centre 1 mile

Banbury railway station 1.75 miles

Junction 11 (M40 motorway) 2.5 miles

Oxford 22 miles

Stratford upon Avon 20 miles

Leamington Spa 18 miles

Banbury to London Marylebone by rail approx 55 minutes

Banbury to Birmingham by rail approx 50 minutes

Banbury to Oxford by rail approx 17 minutes

**A RARE OPPORTUNITY TO ACQUIRE ONE OF THE LARGEST "PARAGON" PROPERTY TYPES IN THIS EXCLUSIVE ROAD OF ALL DETACHED DWELLINGS AND TUCKED AWAY IN A PLEASANT POSITION.**

Large hall, cloakroom, exceptionally spacious sitting room, dining room, kitchen/breakfast room, utility room, large master bedroom suite with dressing area and re-fitted en-suite, three further double bedrooms, fifth bedroom/study, upgraded family bathroom, off road parking, double garage, south facing rear garden. Energy rating C.

**GUIDE PRICE £550,000 FREEHOLD**





### Directions

From Banbury Cross proceed along South Bar toward Oxford and take the first turning right into the Bloxham Road toward Chipping Norton (A361). Before leaving Banbury Waller Drive will be found as a turning to the right before the roundabout. Follow the road as it meanders through the estate and follow the numbering system bearing left and on seeing a five bar gate ahead the property will be found on a corner on the left.

### 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.

**WALLER DRIVE** is a highly sought after no through road on the southwestern outskirts of the town adjoining the Salt Way bridle path and countryside beyond. Constructed in the mid 1990's by Bryant Homes it consists solely of detached four bedroomed houses and a small number of bungalows at the back of the site. There are pleasant rural walks directly from the development and there is a bus stop approximately 100 yards away.

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 exceptionally spacious detached family house tucked away toward the end of a no through road close to the ancient Salt Way foot and cycle path.
- \* This is the "Paragon" house type which is the largest on the development which rarely becomes available.

- \* Impressive spacious entrance hall with understairs storage cupboard.

- \* A stunning main reception room with large central inglenook style fireplace (currently blocked), bay window to front and French doors to the patio and rear garden.

- \* Spacious open plan kitchen/breakfast room adjacent to a well proportioned dining room with bay window to the rear garden.

- \* A practical and well laid out house with ground floor cloakroom and utility room.

- \* Large master bedroom suite with extensive built-in wardrobes, a dressing area with further built-in mirrored wardrobes and re-fitted en-suite shower room.

- \* Three further double bedrooms and upgraded family bathroom.

- \* Fifth bedroom/study.

- \* Driveway providing off road parking space for two vehicles beyond which an electric roller door opens to the detached double garage with power and light connected and a personal door to the rear garden.

- \* Gated side access leads to the south facing rear garden with paved patio, lawn, shrubs and trees.

### Services

All mains services are connected. The wall mounted gas fired boiler is located in a cupboard off the hall.

### Local Authority

Cherwell District Council. Council tax band G.

### Viewing

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

### Agent's 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 herein is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

### Survey & Valuation

Should you decide to purchase elsewhere in the Banbury area (via another Estate Agent) do please bear in mind that our Partner Robert Moore is a Chartered Surveyor and he is able to undertake Building Surveys, Home Buyer Reports and Valuations for all purposes. Discounted fee terms are available when simultaneous mortgage valuation work is carried out.

### EPC

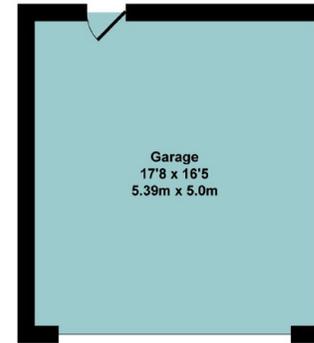
A copy of the full Energy Performance Certificate is available on request.

### Referral fees

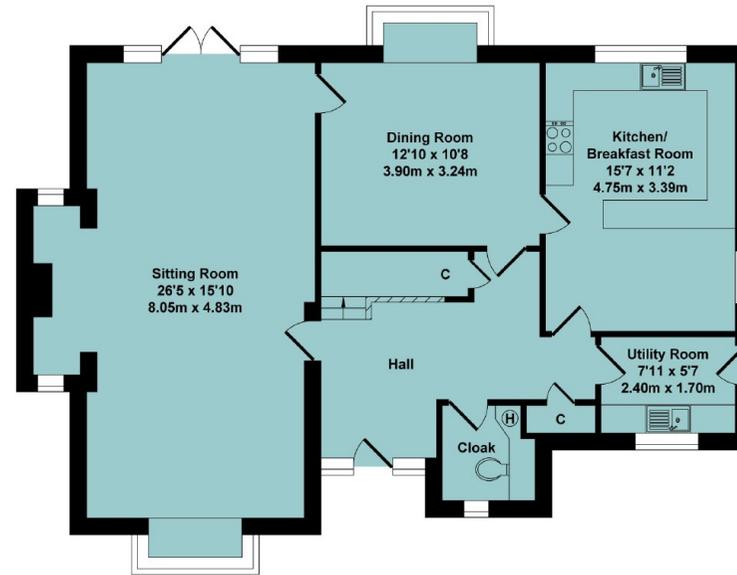
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 to us doing so.



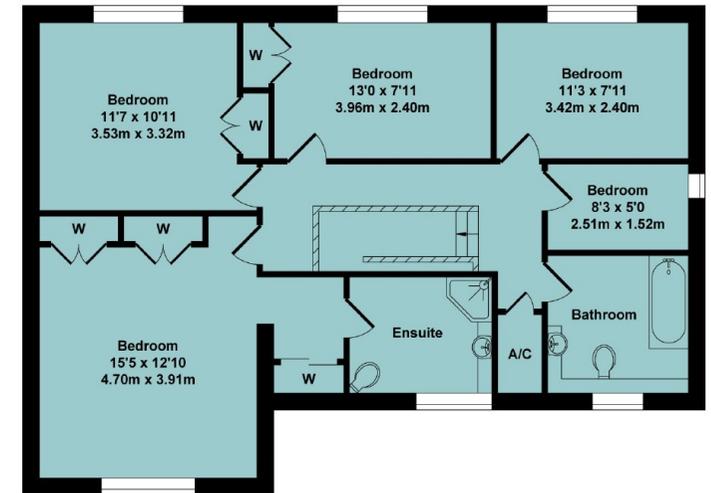
Garage  
Approx. Floor  
Area 290 Sq.Ft.  
(26.90 Sq.M.)



Ground Floor  
Approx. Floor  
Area 967 Sq.Ft.  
(89.80 Sq.M.)



First Floor  
Approx. Floor  
Area 878 Sq.Ft.  
(81.60 Sq.M.)



Total Approx. Floor Area 2134 Sq.Ft. (198.30 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	83		1
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	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.