



40 Banesberie Close
Banbury



40 Banesberie Close Banbury, Oxfordshire, OX16 1YH

Approximate distances

Banbury town centre 1.5 miles

Banbury railway station 2 miles

Junction 11 (M40 motorway) 2 miles

Oxford 24 miles

Stratford upon Avon 19 miles

Leamington Spa 18 miles

Banbury to London Marylebone by rail 55 mins approx.

Banbury to Oxford by rail 17 mins approx.

Banbury to Birmingham by rail 50 mins approx.

**A VERY SPACIOUS FIVE BEDROOM DETACHED FAMILY HOME
LOCATED IN A QUIET CUL-DE-SAC ON THE NORTHERN SIDE
OF TOWN OFFERED WITH NO ONWARD CHAIN.**

Entrance hall, cloakroom, kitchen, utility room, sitting room,
dining room, ground floor bedroom with en-suite, master
bedroom with en-suite, three further bedrooms, family
bathroom, large workshop, summerhouse, rear garden,
ample off road parking, no onward chain. Energy rating D.

£425,000 FREEHOLD





Directions

From Banbury town centre proceed in a northerly direction along the Warwick Road (B4100). Toward the outskirts of the town turn right at the round about into Highlands and turn right after the first chicane into Sussex Drive. After a short distance take the first turning on the left into Banesberrie Close. The property will be found on the left hand side by following the numbering system.

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.

The Property

40 BANESBERIE CLOSE is a very spacious five bedroom detached family home situated on the popular Hardwick Estate. The accommodation has been re-configured and re-furnished over the years. Externally to the front there is a block paved driveway offering space for in excess of six vehicles. The double garage has been converted to create a ground floor bedroom with en-suite and the kitchen has been upgraded. On the first floor there are four further bedrooms, another en-suite and a family bathroom. The rear garden is a good size with a workshop which has light and power connected and a further good sized summerhouse. The property is offered with no onward chain and viewing is highly recommended.

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 hallway with wood effect laminate flooring, stairs to first floors, doors to all ground floor accommodation.
- * Cloakroom having WC and wash basin.
- * Kitchen recently re-fitted with a range of shaker style base and eye level units with working surfaces over and

cupboards and drawers under, high quality worktops and fittings, ample storage space, integrated oven, sink unit with mixer tap over, plumbing for dishwasher, integrated fridge, two larder style pull out cupboards, double glazed window to rear, laminate flooring, door to utility room.

- * Utility room with space for freezer, plumbing for washing machine, space for tumble dryer, sink unit, window to rear, door to side. Door to bedroom one.

- * Good sized sitting room with window to front.

- * Dining room with door to patio.

- * Ground floor bedroom which was previously the double garage has French doors onto the patio, double glazed window to front, walk-in en-suite with shower, WC and wash basin, laminate flooring.

- * On the first floor there are two double bedrooms and two singles. Bedroom two has an en-suite shower room.

- * Family bathroom having bath with shower over, WC and wash basin.

- * The garden is low maintenance, mostly block paved, planted borders, trees, shrubs and hedges. There is a very good size wooden summerhouse which would make an ideal home office or gym having bi-folding doors opening onto the garden. There is also a workshop having light and power. There is side access along both sides of the house to the front driveway.

Services

All mains services are connected.

Local Authority

Cherwell District Council. Council tax band E.

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

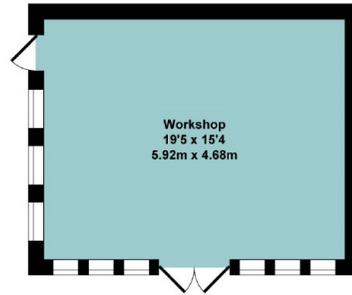
Should you decide to purchase elsewhere in the Banbury area (via another Estate Agent) do please bear in mind that our Partner Robert Moore is a Chartered Surveyor and he is able to undertake Building Surveys, Home Buyer Reports and Valuations for all purposes. Discounted fee terms are available when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

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Referral fees

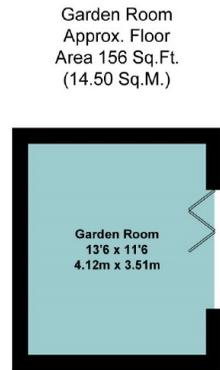
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these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



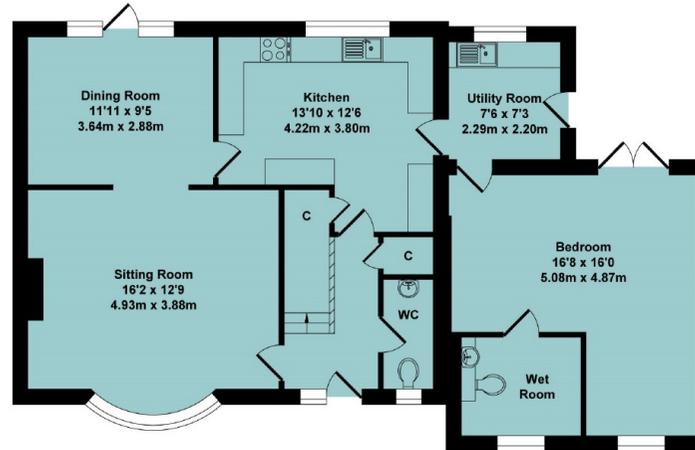
Workshop
Approx. Floor
Area 298 Sq.Ft.
(27.70 Sq.M.)



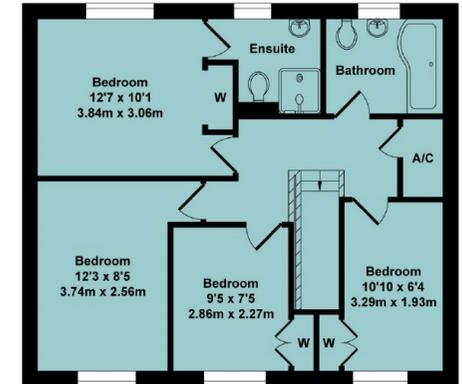
Ground Floor
Approx. Floor
Area 944 Sq.Ft.
(87.70 Sq.M.)



Garden Room
Approx. Floor
Area 156 Sq.Ft.
(14.50 Sq.M.)

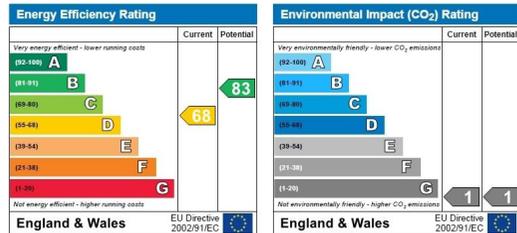


First Floor
Approx. Floor
Area 588 Sq.Ft.
(54.60 Sq.M.)



Total Approx. Floor Area 1986 Sq.Ft. (184.50 Sq.M.)

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



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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.