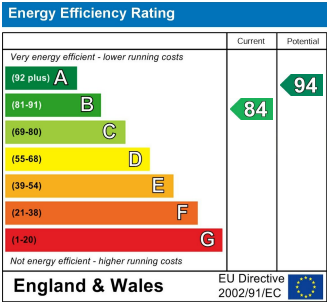


Agents Note

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.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk  
31-32 High Street, Banbury, Oxfordshire OX16 5ER



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.



4 Digwood Road  
Banbury



4 Digwood Road, Banbury, Oxfordshire,  
OX16 1HN

Approximate distances:  
Banbury town centre 2.6 miles  
Banbury railway station 3.5 mile  
Oxford 32 miles, Junction 11 (M40) 3.4 miles  
Horton Hospital 2.8 miles  
Sainsbury's Local 0.1 miles  
Banbury to Oxford by rail 17 mins  
Banbury to Marylebone by rail 55 mins

**OFFERED TO THE MARKET CHAIN FREE IS THIS FIVE BEDROOM DETACHED HOME ARRANGED OVER THREE FLOORS BENEFITTING FROM A TOP FLOOR PRINCIPAL SUITE, A MODERN KITCHEN/DINER, DRIVEWAY PARKING AND LOW MAINTENANCE REAR GARDEN**

**Entrance hall, living room, kitchen/dining room, cloakroom, utility room, four first floor bedrooms, ensuite and family bathroom, principal top floor suite, low maintenance rear garden, home office, off road parking on the driveway. Energy rating B**

**Offers over £399,995 FREEHOLD**



**Directions**

From Banbury town centre proceed in a northerly direction along the Warwick Road (B4100). Travel to the top of the Warwick Road and go straight ahead at the roundabout. Take the first turning on the left into Greville Road and at the crossroad turn left into Jarvis Circle. Continue along Jarvis Circle and then turn left into Smythe Road. Turn right into Digwood Road and the property will be found on the right hand side where a "For Sale" board has been erected.

**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 hall with doors to the living room, kitchen/diner, downstairs WC, understairs storage and stairs to the first floor.

\* Living room with window to front and ample space for furniture.

\* Kitchen/dining room located at the back of the property with a window and French doors leading to the garden. The kitchen is fitted with a range of base and eye level units with worktop over, integrated double oven, four ring gas hob with extractor over, integrated dishwasher, integrated fridge freezer, ample space for dining furniture, wall mounted gas boiler, door to the utility.

\* Utility with integrated washing machine, space for tumble dryer, base and eye level units to match the kitchen.

\* Downstairs WC with WC and wash hand basin.

\* First floor with doors to all bedrooms, the bathroom and further stairs to the top floor.

\* Bedroom two is a double located at the front with built-in wardrobes and ensuite comprising shower cubicle, WC and wash hand basin.

\* Bedroom three is a double with a window to rear and built-in wardrobes.

\* Bedroom four is a double with a window to the rear.

\* Bedroom five is a large single single with a window to the front.

\* Top floor principal suite with built-in wardrobes and ensuite comprising a walk-in shower cubicle, WC and vanity wash hand basin, tiled floor and walls, two velux windows to the front and one to the rear.

\* First floor family bathroom comprising of a white suite with free standing bath, vanity wash hand basin and WC, tiled floor and walls.

\* Outside there is a low maintenance rear garden with a large patio area and some artificial grass. Gated side access and a personal door to the garage which has been converted into a home office/cinema room with lights, power, personal door to the garden and bi-folding doors at the front leading to an additional patio seating area.

\* To the front there is off road parking for several vehicles.

**Services**

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

**Local Authority**

Cherwell District Council. Council tax band E.

**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.

**Agent's note**

Please note these photographs were taken prior to the former owners vacating.