

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 = 76.43 sq m / 790 sq ft
First Floor Approx Area = 57.53 sq m / 619 sq ft
Garage Approx Area = 26.26 sq m / 283 sq ft
Total Area = 160.22 sq m / 1692 sq ft

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

www.focuspointhomes.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) 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.



4 Raincliffe Close
Aynho



4 Raincliffe Close, Aynho, Oxfordshire,
OX17 3SB

Approximate distances
Banbury 6 miles
Bicester 9 miles
Oxford 22 miles
Junction 11 (M40 motorway) 8 miles
Junction 10 (M40 motorway) 5 miles
Kings Sutton railway station 3 miles

A SPACIOUS FOUR BEDROOM DETACHED PROPERTY WITH A DOUBLE GARAGE OCCUPYING A GENEROUS CORNER PLOT IN A VERY QUIET CUL-DE-SAC IN THE POPULAR VILLAGE OF AYNHO

Entrance hall, living room, kitchen, dining room, snug, utility, downstairs WC, four bedrooms, ensuite, family bathroom, double garage, driveway parking, front and rear gardens. Energy rating D.

£580,000 FREEHOLD



Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). Upon reaching the traffic lights in Adderbury turn left toward Bicester (B4100). Continue for approximately 3 miles and on entering Aynho turn left into Charlton Road. After a short distance Raincliffe Close will be found as the second turning on the right hand side. The property will be found in the top of the cul-de-sac on the right hand side.

Situation

Aynho is situated to the south east of Banbury on the B4100 in the South Northamptonshire countryside. Aynho offers The Church of St Michael and a village hall. It is also home to Aynhoe Park, a grand 17th-century country house now owned by luxury lifestyle and hotel group RH. It is conveniently situated for access to the towns of Banbury and Bicester, both of which offer a comprehensive range of facilities with primary and secondary schooling found in neighbouring villages. Access to the M40 motorway can be gained at junction 10 (Ardley), There is also an excellent mainline train service (London Marylebone & Birmingham) from both Banbury & Bicester.

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 all ground floor accommodation, stairs to first floor with galleried landing.
- * Living room with bay window to front, gas fireplace, French doors leading to the garden.
- * Kitchen/dining room accessed off the hallway has a range of base and eye level units with neutral fronts and a dark worktop over. Inset sink, integrated double oven, four ring electric hob with extractor over, integrated fridge, breakfast bar with seating, opening to the snug where there are further doors to the hallway and patio doors to the garden, ample space for table and chairs.
- * Utility room accessed off the kitchen with units to match the kitchen, inset sink, space and plumbing for washing machine, space for tumble dryer, wall mounted boiler, door to side access leading to the garden.
- * Downstairs WC with WC, wash hand basin and window to rear.
- * Dining room/study with ample space for dining room furniture and window to front.
- * First floor galleried landing with doors to all first floor accommodation, airing cupboard and hatch to loft.

- * Master bedroom with built-in wardrobes, window to rear and ensuite comprising a corner shower unit, white WC and wash hand basin, part tiled walls and window to front.
- * Bedroom two is a double with a window to the rear and two built-in wardrobes.
- * Bedroom three is a double with a window to front and two built-in wardrobes.
- * Bedroom four is a single with a window to the rear.
- * Family bathroom fitted with a white suite comprising bath with shower over, WC and wash hand basin, part tiled walls and window to front.
- * Double garage with two up and over doors to the front, light, power and personal door to the rear leading to the rear access.
- * In front of the garage there is parking for 2-3 cars.
- * Southeast facing rear garden with a patio area, steps lead up to a large lawned area. There is a gated side access which also leads to a further lawned area to the side of the double garage.

Services

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

Local Authority

West Northants District Council. Council tax band F.

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.