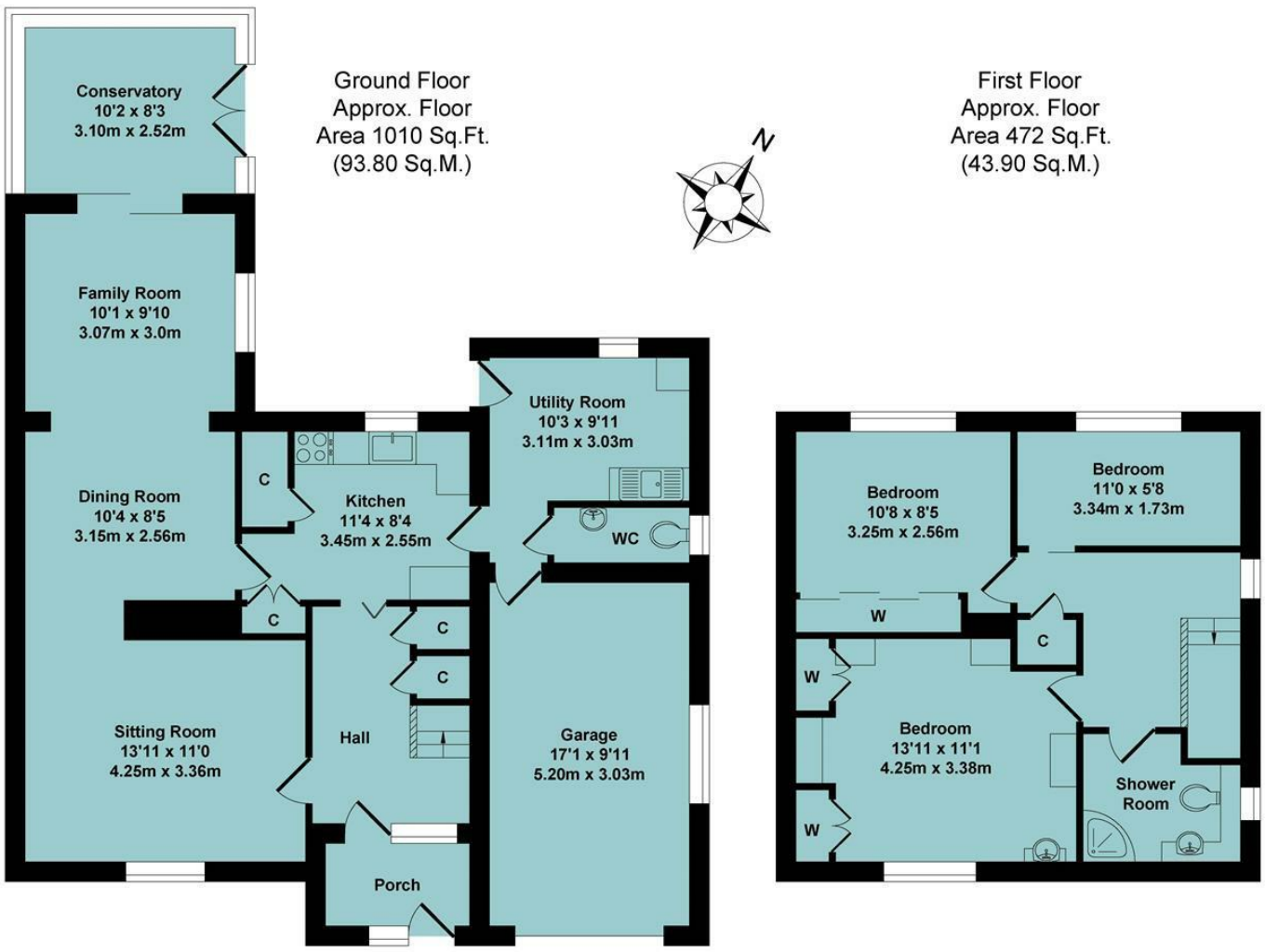
Agents Note

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.

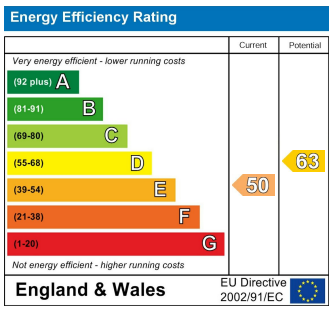
Referral fees

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.



Total Approx. Floor Area 1482 Sq.Ft. (137.70 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.



Crosswinds, School Lane
Warmington

Anker

Crosswinds, School Lane, Warmington, Oxfordshire, OX17 1DD



Approximate distances
Banbury 6.5 miles
Leamington Spa 15 miles
Stratford upon Avon 17 miles
Oxford 32 miles
Junction 12 (M40 motorway) 6 miles

A DETACHED THREE BEDROOM HOUSE IN A PLEASANT NON-ESTATE LOCATION IN A DESIRABLE VILLAGE WITH A GENEROUS PLOT REQUIRING UPDATING

Porch, hall, sitting room, extended dining/family room, lean-to conservatory, modern kitchen, utility, WC, three bedrooms, shower room, oil ch via rads, good off road driveway parking, garage, gardens front and rear, no upward chain. Energy rating E.

£399,995 FREEHOLD











Directions

From Banbury proceed in a northerly direction along the Warwick Road (B4100). Continue for approximately 5 miles and turn right shortly after The National Herb Centre where signposted to Warmington. Travel into the village and immediately after passing The Plough Inn turn left into School Lane and follow the road to the end where you bear left and the property will be found after a short distance on the right and can be recognised by our "For Sale" board.

Situation

WARMINGTON is an attractive conservation village about 5 miles northwest of Banbury with a population of about 300, it has a pretty village green, duck pond, public house and late 13th Century church. Excellent shopping and leisure facilities can be found in nearby Stratford upon Avon, Leamington Spa and Banbury. There is easy access to local schools including The Carrdus, Winchester House, Bloxham School and Tudor Hall private schools and buses run to the Warwick and Leamington schools, Stratford Grammar School and Sibford School. Easy access to the M40 at both Junction 11 and 12 and regular rail service from Banbury to London Marylebone, Leamington Spa and Birmingham.

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:

* Detached non-estate reconstituted stone built house believed to date back to circa 1970.

* Occupying a generous plot in a pleasant location within this desirable village.

* With modern kitchen and shower room although we believe that most prospective purchasers will wish to carry out some cosmetic improvement.

* Porch with tiled floor and hall with understairs cupboard.

* Sitting room with large window to front, stone fireplace with wood burning stove.

* Open access from the sitting room leads to the extended dining/family room with sliding double glazed patio doors opening to a lean-to conservatory.

* Kitchen fitted with cream shaker units, Belfast sink, electric cooker point, plumbing for dishwasher, solid wooden work surfaces, door to shelved pantry cupboard, cupboard housing the oil fired boiler.

* Utility room with wall units, space for appliances, plumbing for washing machine, window to rear, door to garden and door to ground floor WC with a white suite, window, quarry tiled floor and fully tiled walls.

* Landing with window, door to built-in airing cupboard with fitted radiator, hatch to loft with fitted ladder, insulation and boarding.

* Spacious main double bedroom with large window to front, semi recessed wash hand basin, built-in wardrobes with dressing table and drawers, further matching chest of drawers.

* Second double bedroom with window to rear with pleasant outlooks over the gardens and distant views, built-in wardrobe.

* Third single bedroom with built-in wardrobe.

* Shower room fitted with a white suite comprising fully tiled corner shower cubicle with overhead shower, semi recessed wash hand basin and WC, fitted cupboards, window, fully tiled walls, extractor, heated towel rail.

* Partial uPVC double glazing and oil central heating via radiators.

* Deep frontage with lawn, driveway providing parking for several vehicles, paved seating area and side access to the rear garden. To the other side there is an oil tank.

* Rear garden with paved patios and seating areas, pond, planted area and access to a footpath leading to the village centre. The garden tapers to a point at the rear.

Services

All mains services are connected with the exception of gas. The oil fired boiler is located in a cupboard in the kitchen.

Local Authority

Stratford upon Avon District Council. Council tax band E.

Viewing

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

Energy Rating: E

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.