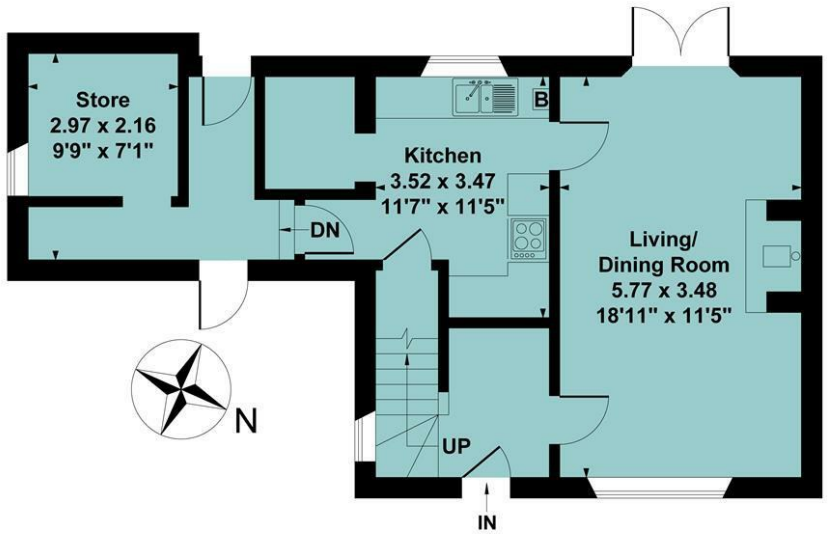
Agents Note

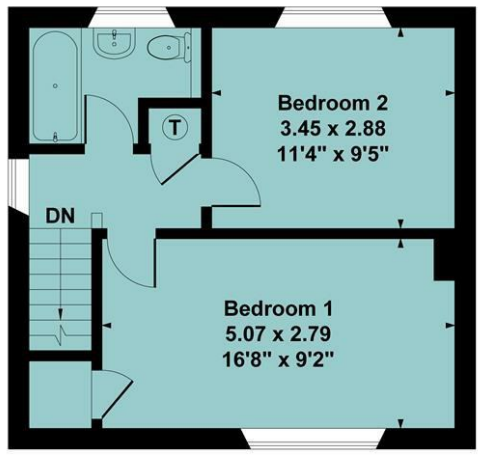
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or 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

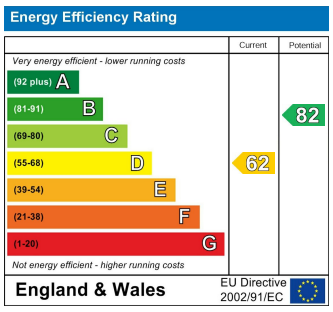


First Floor

Ground Floor Approx Area = 42.72 sq m / 460 sq ft
First Floor Approx Area = 35.37 sq m / 381 sq ft
Outbuilding Approx Area = 6.41 sq m / 69 sq ft
Total Area = 84.50 sq m / 910 sq ft

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

www.focuspointhomes.co.uk



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 The Glebe
Aynho

Anker

4 The Glebe, Aynho, Oxfordshire, OX17 3AZ



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 TWO BEDROOM SEMI DETACHED HOME LOCATED IN THE POPULAR VILLAGE OF AYNHO OFFERED WITH NO ONWARD CHAIN

Entrance hall, living/dining room, kitchen, store, two bedrooms, bathroom, side and rear gardens. Energy rating D.

£325,000 FREEHOLD











Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). Upon reaching the traffic lights at Adderbury turn left towards Bicester. Continue for approximately 3 miles until reaching Aynho. Travel through the village and The Glebe will be found towards the village on the left hand side and the subject property will be found on the left where a "For Sale" board has been erected.

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:

* A two bedroom semi detached home in a generous plot.

* Rail access at Kings Sutton.

* Offered with no onward chain.

* Spacious entrance hall with stairs to first floor.

* Living/dining room with window to front, log burner and doors opening to the rear garden.

* Kitchen with wall and base mounted units, space and plumbing for washing machine, space for dishwasher, space for cooker, space for undercounter fridge freezer, access to large storage cupboard, understairs storage cupboard, window overlooking the rear garden.

* Small rear hallway with door to the front and rear, garden, access to store room.

* Landing with window to side and access to the siring cupboard.

* The master bedroom is a double with window to front, built-in storage cupboard and space for wardrobes.

* Further double bedroom with space for wardrobes and window overlooking the rear garden.

* Family bathroom fitted with a suite comprising bath with shower over, wash hand basin, WC and heated towel rail.

* The outside area is spacious with the rear garden comprising a decked area ideal for table and chairs. The side garden is mostly laid to lawn with a gate to the front which is a combination of gravel and lawn.

Services

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

Local Authority

West Northants District Council. Council tax band B.

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 £35 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.