5 Cherwell Wharf
Banbury
5 Cherwell Wharf
Banbury, Oxfordshire,
OX16 5AJ

Approximate distances
Banbury town centre 0.2 miles
Banbury railway station 0.2 miles
Junction 11 (M40 motorway) 1 mile
Oxford 20 miles
Stratford upon Avon 19 miles
Leamington Spa 18 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

A VERY RARE OPPORTUNITY TO ACQUIRE ONE OF THESE VICTORIAN STYLE THREE STOREY TOWNHOUSES WITH WATERSIDE VIEW AND EXCEPTIONALLY CONVENIENT FOR THE RAILWAY STATION AND TOWN CENTRE.

Hall, study/playroom, bedroom three/garden room, ground floor bathroom, first floor open plan living kitchen/dining room with balcony and views over the canal, two second floor double bedrooms and another bathroom, gas ch via rads, double glazing, small decked waterside garden, no upward chain.

£240,000 FREEHOLD
Directions
From Bridge Street turn right at the traffic lights into Lower Cherwell Street and follow the road turning first left then bear right and Cherwell Wharf will be found on the left.

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
5 CHERWELL WHARF represents a very rare opportunity to acquire a canalside home in the town centre. It is a brick built three storey Victorian style townhouse with well proportioned and flexible accommodation complimented by views over the adjacent canal. On the ground floor in addition to the bathroom there are two rooms which can be used in a number of ways. At least one can be a bedroom utilising the adjacent bathroom whilst the other could be a study, gym or similar room. The larger of these rooms has direct access to the decked garden on the waterside. On the first floor there is an open plan living kitchen/dining room ideal for a modern lifestyle with a balcony overlooking the canal. On the second floor there are two further double bedrooms and another bathroom. All this is complimented by gas central heating via radiators and double glazed sash windows.

Externally there is an allocated parking space to the front and there is pedestrian access via an arch which leads via a path to the small decked rear garden which is enclosed with railings and a gate.

The town centre is only yards away as is Banbury railway station. We believe therefore that this property will suit commuters, investors and those simply wishing to enjoy a convenient waterside property without the need to use a car on a daily basis.

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 canalside three storey Victorian style townhouse.
* Flexible accommodation including three double bedrooms.
* Two ground floor rooms which can be used for a number of purposes either bedroom/reception room, office/cinema room or gym.
* Well lit spacious open plan living kitchen/dining room with built-in and integrated appliances, living/dining area with ample space for table and chairs, sofa and French windows opening to the balcony which overlooks the canal.
* Two second floor double bedrooms, one of which overlooks the canal.
* Gas central heating via radiators and double glazed sash windows.
* An open plan block paved frontage with high brick wall to the front and an allocated parking space.
* Small decked rear garden enclosed with railings and a gate to the pedestrian access via a path and an archway at the end of the terrace to the front.

Services
All mains services are connected. The boiler is located in the study/playroom.

Local Authority
**Viewing**
Strictly by prior arrangement with the Sole Agents Anker & Partners.

**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 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.

**EPC**
A copy of the full Energy Performance Certificate is available on request.

---

**Ground Floor**

**First Floor**

**Second Floor**

**Total Approx. Floor Area**: 866 Sq.Ft. (80.49 Sq.M.)

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