

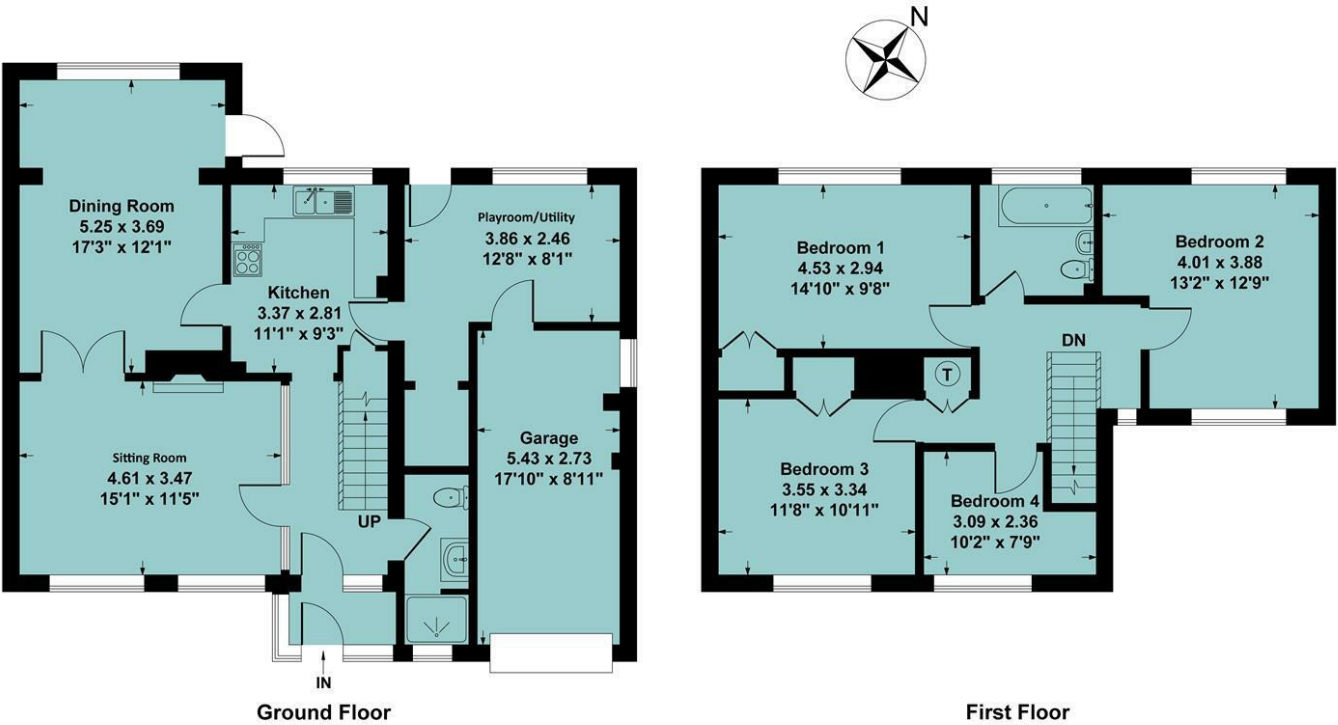
Agents Note

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor Approx Area = 73.89 sq m / 795 sq ft
First Floor Approx Area = 63.32 sq m / 682 sq ft
Garage Approx Area = 14.41 sq m / 155 sq ft
Total Area = 151.62 sq m / 1632 sq ft

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



101 Courtington Lane
Bloxham



101 Courtington Lane, Bloxham,
Oxfordshire, OX15 4HS

Approximate distances
Banbury town centre 4 miles
Chipping Norton 10 miles
Junction 11 (M40 motorway) 6 miles
Banbury railway station 5 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 DETACHED NON-ESTATE FOUR BEDROOM FAMILY HOUSE CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF PRIMARY AND SECONDARY SCHOOLS OCCUPYING A LARGE PLOT BACKING ONTO FIELDS AND REQUIRING MODERNISATION

Porch, hall, WC/shower room, sitting room, dining room, kitchen, playroom/utility room, four bedrooms, bathroom, gas ch via rads, garage, off road parking, large gardens. Energy rating D.

£615,000 FREEHOLD



Directions

From Banbury proceed in a southwesterly direction toward Chipping Norton (A361). After approximately 3 miles Bloxham will be reached. Travel into the village and before reaching Bloxham School turn right into Courtington Lane. Continue for approximately 400 meters and the property will be found on the right hand side and can be recognised by our "For Sale" board.

Situation

BLOXHAM lies approximately 3 miles away from Banbury. It is a highly sought after and well served village with amenities including shops, delicatessen, public houses, parish church, independent and comprehensive secondary schools, primary school, post office, bus service, doctor's surgery and golf driving range.

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 brick built detached non-estate house constructed circa 1960 with later extensions.
- * Occupying a generous plot with a large rear garden backing onto fields over which there are pleasant outlooks.
- * Conveniently located between primary and secondary schools all of which are within walking distance.
- * The generous well proportioned accommodation is arranged on two floors including three reception rooms plus a utility/play room or office.
- * On the first floor there are four bedrooms including three doubles and a single as well as a family bathroom.
- * On the ground floor there is a cloakroom/shower room and the kitchen.
- * To the front there is a driveway providing off road parking space for at least three vehicles and side access leads via a gate to the rear garden.

* The rear garden is, as mentioned above, large and comprises a patio, lawn and borders overlooking the fields beyond.

* Gas central heating via radiators. The gas fired boiler is located in the loft.

* No upward chain.

Services

All mains services are connected.

Local Authority

Cherwell District Council. Council tax band E.

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.