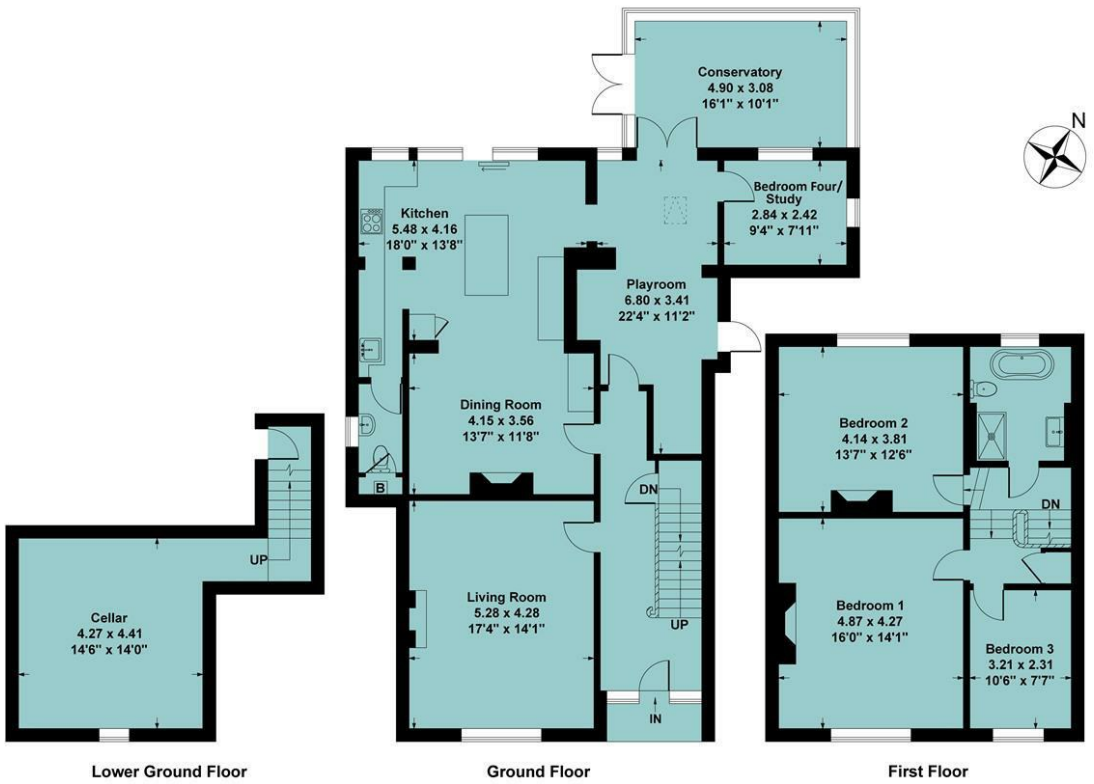
Agents Note

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

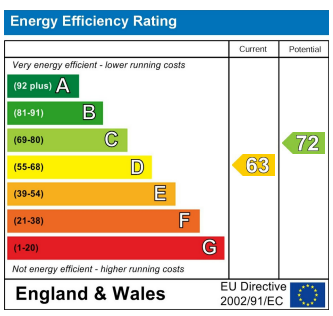
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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.



Lower Ground Floor Approx Area = 23.93 sq m / 257 sq ft
Ground Floor Approx Area = 120.83 sq m / 1301 sq ft
First Floor Approx Area = 60.00 sq m / 646 sq ft
Total Area = 204.76 sq m / 2204 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.



Neithrop Villa, 16a Boxhedge Road
Banbury

Anker

Neithrop Villa, 16a Boxhedge Road, Banbury, Oxfordshire, OX16 0BU



Approximate distances
Banbury town centre 0.5 miles
Banbury railway station 1.2 miles
Junction 11 (M40 motorway) 2 miles
Oxford 22 miles
Stratford upon Avon 19 miles
Leamington Spa 18 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 19 mins

A GRADE II LISTED SEMI DETACHED GEORGIAN VILLA WITH A WEALTH OF CHARACTER AND PERIOD FEATURES THROUGHOUT LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE

Entrance hall, downstairs WC, living room, kitchen, dining room, playroom, ground floor bedroom four/study, conservatory, cellar, three first floor bedrooms, family bathroom, walled front garden, rear garden. Energy rating D.

£525,000 FREEHOLD











Directions

From Banbury town centre proceed along the Warwick Road (B4100). After passing the petrol station on your left, take the immediate left hand turn into Belgrave Crescent. Continue straight over the mini roundabout into Boxhedge Terrace and continue along this road for approximately 200 yards and the property will be found on the right hand side.

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

Neithrop Villa is a beautifully presented Grade II Listed Georgian villa forming part of a conversion of the original standing Manor House. Tastefully updated by the current owners the property features an immaculate kitchen whilst retaining an abundance of character and original period features throughout. Deceptively spacious, the house has been thoughtfully extended over the years to provide generous and versatile accommodation and further benefits from an enclosed rear garden. For those seeking a characterful family home with excellent entertaining space, generous garden and the convenience of being within distance of the railway station Neithrop Villa represents a highly attractive opportunity.

* Entrance via wooden gates into the front garden along a pathway up to a large impressive canopy porch with two pillars either side with large original front door.

* Entrance hall having original stained glass windows to the front, Victorian style radiators, large staircase with a wooden balustrade to the first floor, high ceiling and doors to cellar, living room and dining room.

* Spacious living room with high ceiling, Victorian style radiators, large sash window to the front with original shutters, original skirting and cornicing, open fireplace with polished stone surround.

* Cellar with stairway leading down from the entrance hall, light and power connected.

* The beautifully presented kitchen was refitted less than a year ago and features a range of dark green wall and base mounted units complemented by worktops and a central island, sliding doors open directly onto the rear garden flooding the space with natural light. Integrated appliances include a fridge freezer, oven, hob and dishwasher. The kitchen also opens into the dining area which offers ample space for table and chairs making it the perfect setting for both everyday family living and entertaining.

* Downstairs WC with wash hand basin, WC and window to side. Cupboard housing the gas fired boiler.

* Playroom with velux skylight and doors to the conservatory and study.

* Bedroom four/study ideal for homeworkers, windows to the side and into the conservatory.

* Spacious conservatory with space and plumbing for a washing machine and tumble dryer, doors to rear garden.

* First floor landing having high ceilings, very spacious and unique being split over two levels, storage cupboard and hatch to loft.

* The master bedroom is a double with high ceilings and attractive sash window to the front and views across the town towards St. Mary's church.

* Bedroom two is also a double with window to the rear.

* Bedroom three is a single with sash window to the front, exposed wood floor and views across the town.

* Good sized family bathroom which has recently been updated with walk-in shower cubicle, roll top bath, WC and wash hand basin, attractive green tiling, exposed wood floor and window to rear.

* Good sized garden which is relatively private and comprises a patio area, a vast range of hedges, shrubs and trees, mostly laid to lawn, small pond, side aspect to side store.

* The front aspect is enclosed by a waist height wall.

* The property has access to a single garage however it is located on land not owned by the property.

Services

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

Local Authority

Cherwell District Council. Council tax band D.

Viewing

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

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.