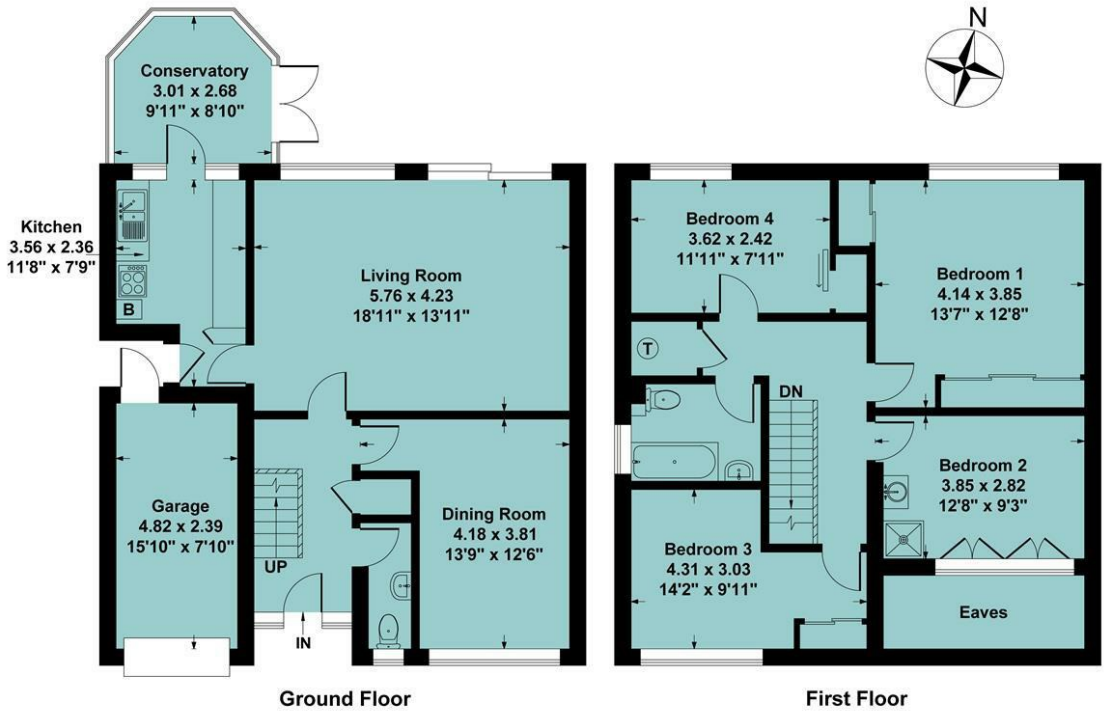
Agents Note

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 Approx Area = 63.61 sq m / 685 sq ft
First Floor Approx Area = 63.87 sq m / 688 sq ft
Garage Approx Area = 10.54 sq m / 114 sq ft
Total Area = 138.02 sq m / 1487 sq ft

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

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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.

14 Bignolds Close
Claydon

Anker

14 Bignolds Close, Claydon, Oxfordshire, OX17 1ER



Approximate distances
Banbury 7 miles
Stratford upon Avon 24 miles
Oxford 33 miles
Leamington Spa 15 miles
Junction 11 (M40 motorway) 7 miles
Banbury to London Marylebone 65 mins by rail approx.
Banbury to Oxford 17 mins by rail approx.
Banbury to Birmingham 50 mins by rail approx.

OFFERED TO THE MARKET CHAIN FREE IS THIS SPACIOUS FOUR BEDROOM DETACHED HOUSE IN NEED OF MODERNISATION LOCATED IN A QUIET CUL-DE-SAC AND BENEFITTING FROM GENEROUS PARKING AND COUNTRYSIDE VIEWS

Entrance hall, living room, dining room, kitchen, conservatory, downstairs WC, four bedrooms, family bathroom, garage, large driveway, front and rear gardens. Energy rating E.

£425,000 FREEHOLD











Directions

From Banbury proceed in a northerly direction toward Southam (A423). After approximately 5 miles turn right where signposted to Claydon and follow the road into the village to the T junction. Turn right and Bignolds Close will be found as a turning to the left. The property will be found on the left where a "For Sale" board has been erected for ease of identification.

Situation

Claydon is a small rural village on the borders of north Oxfordshire and South Warwickshire.

The village has a fine part Norman parish church, village hall, allotments and playing field with playground. The Oxford canal passes close to the village, and the 21 acre Clattercote reservoir provides excellent fishing.

The nearby villages of Cropredy and Fenny Compton provide local services and day to day requirements, including schools, doctors surgeries, shops and public houses.

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:

* Entrance hall with doors to the WC, living room, dining room, stairs to the first floor and a storage cupboard.

* Downstairs WC fitted with a WC, sink and window to the front.

* Dining room accessed off the hallway with a window to the front and ample space for dining room furniture.

* Living room with door to kitchen, large window and patio doors to the garden. Potential to open up the kitchen and living room to create one large kitchen/dining/family room (subject to planning).

* Kitchen with base and eye level units, inset sink, free standing fridge, free standing cooker, washing machine, floor mounted oil boiler, door to side access, door to conservatory, tiled floor and part tiled walls.

* Conservatory with further door and windows overlooking the garden, fitted blinds.

* First floor landing with doors to all rooms, door to the airing cupboard and hatch to the loft.

* Bedroom one is a large double with a window overlooking the garden, countryside view and a built-in wardrobe.

* Bedroom two with window to front, corner shower unit and vanity wash hand basin.

* Bedroom three is a double with a built-in wardrobe and a window to the front.

* Bedroom four is another double with window to rear overlooking the garden and countryside views, built-in wardrobe.

* The family bathroom is fitted with a coloured suite comprising bath, WC and wash hand basin, window to side and part tiled walls.

* The rear garden is mostly laid to lawn with a small patio, a border of trees and shrubs, gated side access and it backs onto farmland.

* Integral garage with light and power, an up and over door and a personal door to the rear.

* To the front of the property there is a large driveway for 3-4 cars and a lawned area with potential to create more parking if required.

Services

All mains services are connected with the exception of gas. Oil fired central heating. The boiler is located in the kitchen.

Local Authority

Cherwell District Council. Council tax band D.

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.