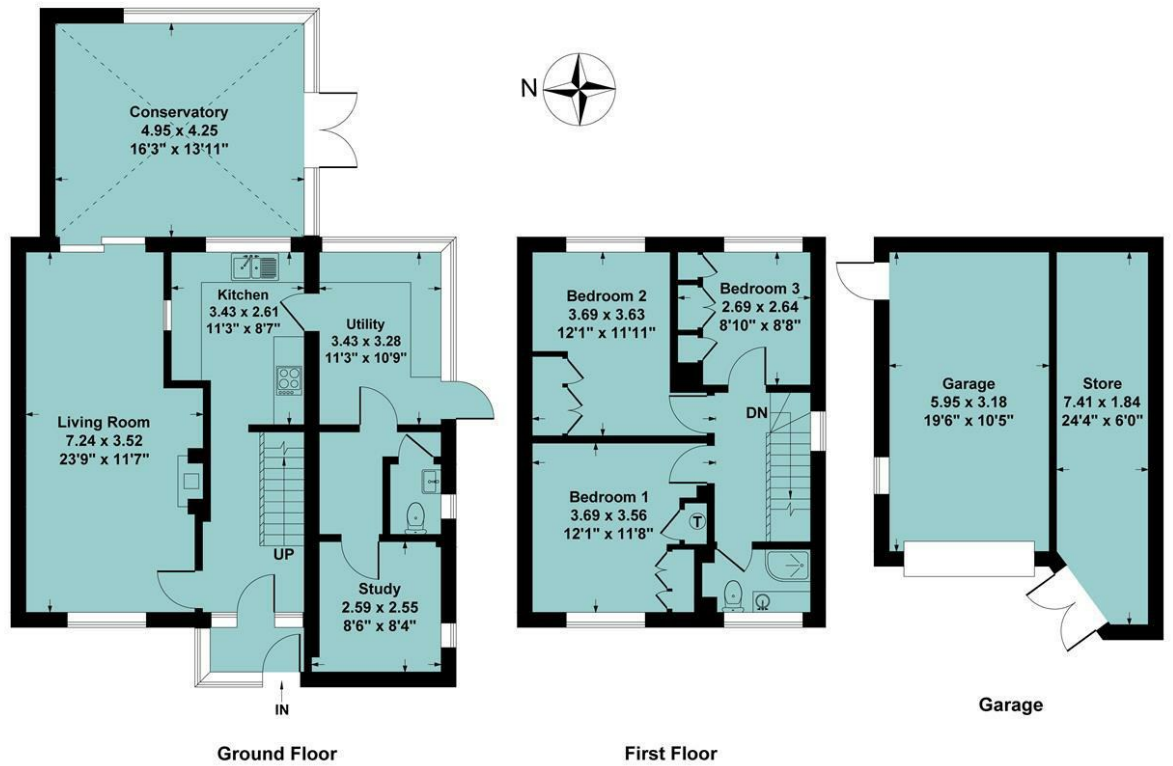


Agents Note

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 = 87.05 sq m / 937 sq ft
 First Floor Approx Area = 39.59 sq m / 426 sq ft
 Garage Approx Area = 32.51 sq m / 350 sq ft
 Total Area = 159.15 sq m / 1713 sq ft

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

www.focuspointhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			81
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.



69 St. Johns Way
 Hempton



69 St. Johns Way, Hempton, Oxfordshire,
OX15 0QR

Approximate distances

Deddington 1 mile
Banbury 7 miles
Bicester 13 miles
Oxford 19 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

OFFERED TO THE MARKET WITH A COMPLETE UPPER CHAIN IS THIS SPACIOUS AND EXTENDED THREE BEDROOM SEMI DETACHED HOUSE WITH A GENEROUS CORNER PLOT AND PLENTY OF OFF ROAD PARKING LOCATED IN THE POPULAR VILLAGE OF HEMPTON

Entrance hall, lounge/diner, kitchen, utility, downstairs WC, study, conservatory, three bedrooms, family bathroom, generous rear garden, garage and log store. Energy rating D.

£415,000 FREEHOLD



Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). Travel through Adderbury and continue to Deddington. At the traffic lights turn right into the Chipping Norton/Hempton Road (B4031) and continue until Hempton is reached. St Johns Way is the first turning on your right, opposite a bus shelter. Upon entering St Johns Way the property will be found immediately on the right hand side.

Situation

Hempton is a charming village situated approximately one mile west of Deddington, yet still remaining within the parish of Deddington itself. The neighbouring village of Deddington offers many amenities including several shops providing for everyday needs, Restaurants, Post Office, Health and Community Centres, library, hotels and an excellent Church of England Primary School. A further comprehensive range of facilities can be found in both Oxford and Banbury whilst access to the M40 motorway can be gained at either junctions 10 or 11. Soho Farmhouse is close by attracting many famous faces and Hempton is the gateway to the beautiful Cotswolds.

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 tiled flooring, door to the lounge/diner, door to the kitchen, understairs storage and stairs to first floor.

* The lounge accessed off the hallway has a large window to the front, a log burning stove, a dining space to the rear, serving hatch to the kitchen and patio doors to the conservatory.

* Conservatory with tiled flooring, windows and door to garden.

* Kitchen fitted with base and eye level units, integrated oven with four ring electric hob and extractor over, integrated dishwasher, inset double sink, window to conservatory, hatch to dining area, tiled floor, tiled splashback and door to the utility room.

* Utility with space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, worktop ideal for home workers or crafting, built-in shelving.

* Downstairs cloakroom with WC, wash hand basin and window to side.

* Study accessed off the utility with built-in desk and shelving, panelled walls and window to side.

* First floor landing with hatch to loft, window to side and doors to all rooms.

* Bedroom one is a double with window to front, built-in wardrobe and airing cupboard housing the hot water tank.

* Bedroom two is a double with window to rear and built-in wardrobes.

* Bedroom three is a large single or a small double with a window to the rear and built-in wardrobes.

* Family bathroom fitted with a corner shower unit, WC and vanity wash hand basin, tiled floors, part tiled walls and a window to the front.

* Outside there is off road parking for several vehicles on the block paved driveway. Hinged swing gates with access to the garden where there is a further parking area, a block paved patio, a border of hedges and mature trees and a covered seating area.

* Garage with up and over door and a personal door to the rear. Large log store built onto the side of the garage with door to front. Oil tank located behind the garage.

Services

All mains services are connected with the exception of gas. The boiler is located outside in the covered seating area.

Local Authority

Cherwell District Council. Council tax band C.

Energy rating: D

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

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.