



20 Arbury Banks, Chipping Warden, Oxon OX17 1LU
£325,000

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





Semi-detached house enjoying a generous size plot located within this quiet South Northants village. Offered with no onward chain.

Entrance hall | Living room | Kitchen/dining room | Ground floor WC | Outbuilding | Three generous size first floor bedrooms | Bathroom | 130 ft rear garden | Garden to front and side | UPVC windows | Gas radiator heating

Providing generous size accommodation throughout and offering further potential for enlargement (subject to necessary planning permissions) a three bedroom semi-detached house complemented by a generous size rear garden and also enjoying pleasant views to front aspect.

Ground Floor

Canopy porch.
Front door.

Entrance hall: Stairs rising off to first floor. Door through to living room.

Living room: Window to rear aspect. Tiled fireplace with open hearth.
From the hallway door through to;

Dining area: Useful store cupboard. Window to front and side. Fireplace with open hearth. Storage cupboard. Walkway through to kitchen.

Kitchen: Bowl and a half inset sink unit and drainer. Comprehensive range of wall and base units. Tiling to splashback areas. Free space and plumbing for washing machine. Door giving access to rear lobby. Two doors giving access to outside areas. Door to WC.

WC: High flush WC.

Further door from the lobby to the boiler room. Glow worm gas boiler for domestic hot water and central heating. Further storage area.

First Floor

Landing: Access to loft.

Master bedroom: Generous double bedroom to front aspect. Fitted wardrobe. Pleasant views.

Bedroom two: Double bedroom to rear aspect. Fitted wardrobe.

Bedroom three: Double bedroom to rear aspect. Cupboard housing hot tank and immersion heater.

Bathroom: Panelled bath with shower over. Pedestal handbasin and low level WC. All walls are fully tiled. Wall mounted electric heater.

Outside

Rear garden: Predominately laid to lawn with mature trees, shrubs and bushes. Measuring 130 ft in length. Fencing to boundaries. Shed to rear of the garden. Further lean to/ storage shed area.

Side: Laid to lawn.

Front: Further area laid to lawn. Pathway to front door. The front garden is large enough for driveway (subject to necessary planning permissions).

Chipping Warden

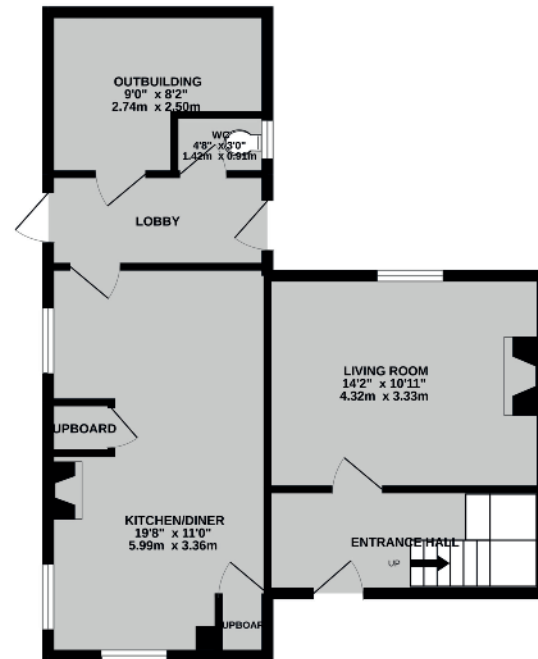
The village is situated approximately 7 miles north east of Banbury. There is a popular public house, church and primary school. Chipping Warden is in the catchment area for Chenderit School in nearby Middleton Cheney.

Services: All
Council Tax Banding: B
Authority: South Northants Council
Directions: From the M40 motorway proceed on the A361 passing through the village of Wardington. Continue on this road for a further 2 miles until you reach Chipping Warden. Once entering the village take first turn right and immediately right into Arbury Banks.

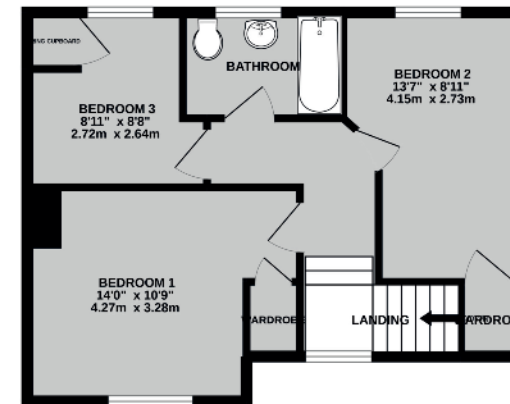




GROUND FLOOR
 568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
 453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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