



'Speculos Cottage' Hogg End, Chipping Warden. OX17 1JU  
'Offers in excess of' £500,000

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







*A stone fronted period cottage enjoying secluded location in the heart of this popular South Northants village conveniently located within easy access of Banbury.*

**Entrance porch | Dining room with feature fireplace | Living room with feature fireplace | Cloakroom | Kitchen/breakfast room | Three first floor double bedrooms | Bathroom | Established enclosed private stone walled rear garden | Large stone fronted garden room/office | Garden to front | Garage**

Providing generous size accommodation throughout and a wealth of character and charm a generous size three bedroom period cottage complemented by a private rear garden and conveniently located within this well served village with views overlooking the village church and green.

### Ground Floor

Double glazed front door, leads to entrance porch.

**Dining room:** Feature inglenook fireplace with exposed stone and beam. Double glazed window to front aspect. Window seat. Stairs rising to first floor. Door to cloakroom.

**Cloakroom:** Low level WC and wall hung handbasin. Tiling to splashback areas. Exposed stone.

From the dining room walkway through to living room.

**Living room:** Exposed beams. Feature cast iron fireplace. Double glazed windows to front aspect. Door giving access to garden. Window overlooking garden. Door to garage. Thermostat for heating.

From dining room door to kitchen/breakfast room.

**Kitchen/breakfast room:** Inset Belfast sink unit. Granite work surfaces. Further solid oak work surfaces. Integrated 4 ring Neff hob with stainless steel double oven and grill under, extractor fan over. Comprehensive range of contemporary ivory fronted wall and base units. Free space and plumbing for washing machine. Integrated fridge and freezer. Cupboard housing Worcester floor mounted oil fired boiler for domestic hot water and central heating. Windows overlooking garden. Oak door giving access to garden. Windows to front aspect. Exposed beams.

### First Floor

**Split level landing:** Tongue and groove wood flooring. Windows overlooking garden. Useful store cupboard. Airing cupboard housing hot water tank and immersion heater.

**Master bedroom:** Double bedroom, dual aspect room with windows overlooking church and views overlooking garden. Comprehensive range of newly installed, bespoke fitted wardrobes.

**Bedroom two:** Double bedroom with tongue and groove flooring. Window overlooking church.

**Bedroom three:** Double bedroom with fitted wardrobe. Tongue and groove wood flooring. Windows overlooking church.

**Bathroom:** White suite comprising of panelled bath with electric shower unit over, wall hung handbasin and low level WC. Tiling to splashback areas. Shaver socket. Heated towel rail.

### Outside

**Rear garden:** Enclosed by stone walling. Predominantly laid to lawn. Stocked with flowers, shrubs and bushes. Raised patio. Outside tap. Oil tank. The garden measures approximately 55 ft sq. To the rear of the garden is a **substantial garden room/office**. Stone built. Tiled flooring. Light and power. Bi-fold doors and full height windows.

**Front:** Open-plan laid to lawn. Pathway to front door.

### Agents Note

Oil fired heating, radiators in all rooms.  
Windows are double glazed.

Attached to the property is a **single garage** with metal up and over door to front. Double doors to rear giving access to garden. Light and power connected. Potential to convert into further accommodation subject to planning permissions.

### Chipping Warden

The village is situated approximately 7 miles north east of Banbury. There is a popular public house, church, outdoor play area, cricket and football pitch, Village hall and primary school. Chipping Warden is within catchment area for Chenderit School in nearby Middleton Cheney.

**Services:** All  
**Council Tax Banding:** E  
**Authority:** South Northants Council

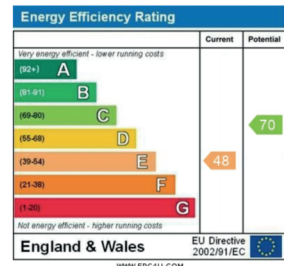






## TOTAL APPROX. FLOOR AREA 1752 sq.ft. (162.70 sq.m.) approx.

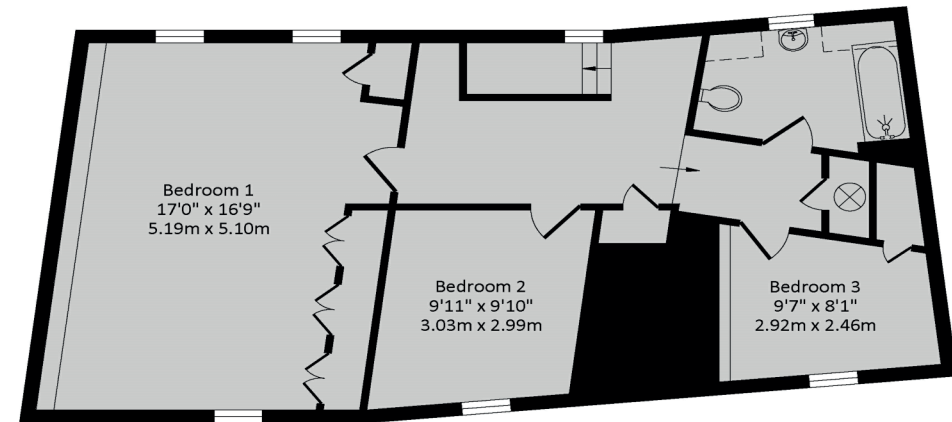
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



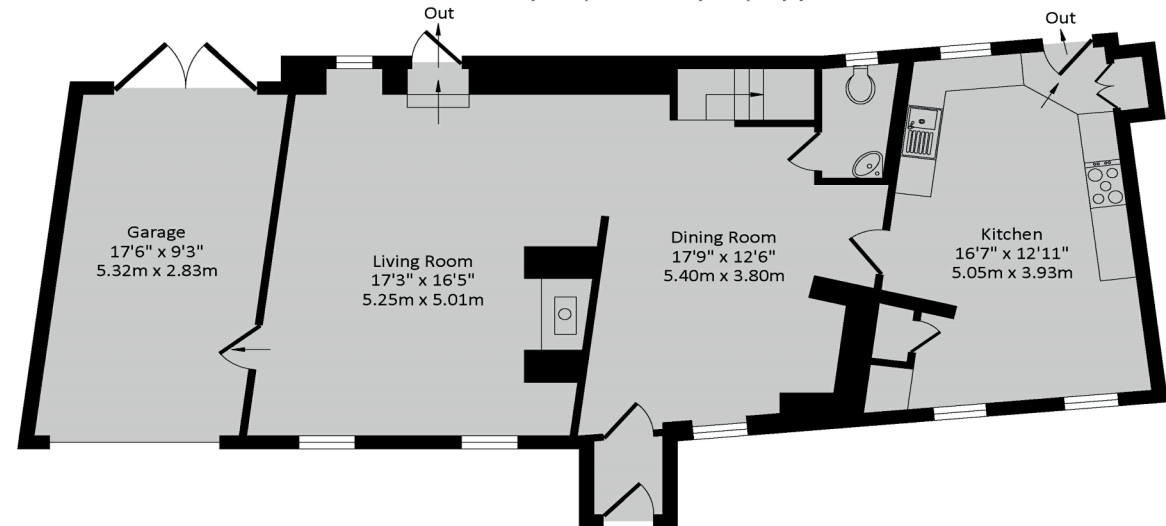
## Garden Room 152 sq.ft. (14.10 sq.m.) approx.



## First Floor 713 sq.ft. (66.20 sq.m.) approx.



## Ground Floor 887 sq.ft. (82.40 sq.m.) approx.



**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.

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