



The Beeches

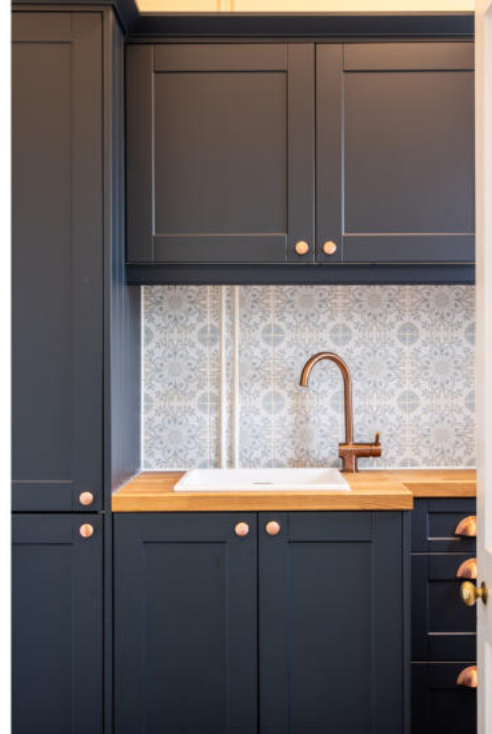
Guide Price £675,000
Chipping Warden OX17

The Beeches is a beautifully presented period residence, offering generously proportioned living spaces and a wealth of original features, situated in the heart of the popular village of Chipping Warden.

- Beautifully presented character home
- Excellent living space with high ceilings
- Garage and driveway
- Generous L-shaped garden
- Spacious cellar
- Character features throughout
- Utility and downstairs WC
- EPC rating C & council tax band F
- Popular and peaceful village
- Tenure freehold



THE CHERWELL AGENT
VILLAGE & COUNTRY HOMES





The Beeches is a beautifully presented period residence, offering generously proportioned living spaces and a wealth of original features, situated in the heart of the popular village of Chipping Warden.

This 3-4 bedroom home has been carefully renovated by the current owners* and is offered in excellent condition throughout. The property retains many of its original features including sash windows, window shutters and elegant tiled flooring, all contributing to its authentic charm.

The ground floor boasts exceptionally spacious reception rooms. The large drawing room is a standout feature, with impressive ceiling height and a wood-burning stove, creating a warm and inviting atmosphere. A second substantial reception room, also benefitting from high ceilings, offers flexibility for use as a formal sitting room, family space, or has previously served as a fourth bedroom.

To the original rear of the property, a generous kitchen-diner provides ample room for family meals and entertaining. There is also a utility room and a downstairs WC for added convenience. A large cellar offers extensive storage or alternative use.

Upstairs, the property features three large double bedrooms, one with an en suite bathroom and the others serviced by a well-appointed family bathroom. One of the bedrooms also benefits from a balcony, perfect for enjoying a morning coffee, perhaps.

Outside, the spacious L-shaped garden offers a lovely mix of lawn and mature planting, with a walkway leading directly to the village cricket pitch. There is also a private driveway, a large single garage, and a small parcel of land behind the garage that offers additional space or potential to create a vegetable patch.

The pretty village of Chipping Warden is located six miles north of the historic market town of Banbury, surrounded by beautiful countryside. The village has a parish church, two local pubs and a primary school. A local shop and a medical centre can be found three miles to the north in Byfield, while Hinton and Woodford Halse have further amenities. For leisure, Cherwell Edge Golf Club is less than five miles away whilst Banbury is only six miles away and offers great amenities and entertainment facilities. Central London is an hour away via Banbury mainline station (to London Marylebone), with the M40 just five miles away.

*The renovation works include a new roof, new gas boiler, hardwood double glazed windows fitted, porch updated with hardwood double glazing, new insulation in the loft, radon pump fitted, re-pointing of stonework, drive relaid, new front door, updated utility room.

- o Tenure: Freehold
- o Local Authority: West Northamptonshire
- o Council Tax Band: F
- o Utilities: Mains gas, electric, Drainage & water



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The Beeches, 20, Byfield Road, Chipping Warden
 Approximate Gross Internal Area
 Main House = 256 Sq M/2756 Sq Ft
 Garage = 23 Sq M/248 Sq Ft
 Total = 279 Sq M/3004 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The Cherwell Agent hereby gives notice: i) these particulars do not constitute part of an offer or contract; ii) these particulars, pictures and plans are given in good faith and are for guidance only; iii) we have not carried out a structural survey or tested services, appliances or fittings.

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