



Connells

Charlton Way
Farthinghoe Brackley

Charlton Way Farthinghoe Brackley NN13 5PF

for sale offers in excess of
£425,000



Property Description

An Impressive three bedroom semi-detached home with a large front and rear gardens in the popular and sought after village of Farthinghoe between Banbury and Brackley. Ample off road parking and well presented throughout, a viewing is highly recommended.

Accommodation includes Entrance hall with handy downstairs cloakroom and stairs rising to the first floor. Door into Sitting room with patio doors out to the rear garden and benefits from a fireplace with wood burner. Door into Conservatory/Dining room overlooking the rear garden. To Kitchen is a great size overlooking the front aspect with plenty of space and a breakfast bar.

To the First floor we have three bedrooms and a lovely modern bathroom with bath and hydro rain shower and massage jets.

Outside we have a great size front garden for ample off road parking and a good size rear garden

Entrance

Stairs rising to the First floor, door into Cloakroom and sitting room.

Cloakroom

Double glazed window to the front aspect, low level wc and wash hand basin.

Lounge

13' 3" x 18' 1" (4.04m x 5.51m)

Double glazed patio doors to rear garden. Fireplace with woodburner, radiator.

Kitchen/ Breakfast Room

13' 7" x 17' 1" (4.14m x 5.21m)

Double glazed window to the front aspect. Offering a range of wall and base mounted units with worksurfaces over and incorporating a sink unit with splashbacks. A great size room with breakfast bar. Radiator.

Conservatory/Dining Room

15' x 10' 6" (4.57m x 3.20m)

Overlooking the rear garden with radiator.

First Floor

Bedroom One

10' 10" x 11' 6" (3.30m x 3.51m)

Double glazed window to the rear aspect overlooking the garden. Full length fitted wardrobe and radiator.

Bedroom Two

12' x 9' 11" (3.66m x 3.02m)

Double glazed window to the front aspect, radiator.

Bedroom Three

13' 6" x 8' 4" (4.11m x 2.54m)

Double glazed window to the front aspect, radiator.

Bathroom

13' 3" x 7' 5" (4.04m x 2.26m)

Double glazed windows to the rear aspect. A modern suite comprises of a vanity wash hand basin, paneled bath, a separate shower cubicle and low level wc and wash hand basin.

Outside

A great size front and rear gardens offering ample off road parking.

Farthinghoe

A warm welcome to Farthinghoe! Situated on the A422 in South Northamptonshire, Farthinghoe is located midway between junctions 10 and 11 of the M40 motorway. The village lies some 6 miles from the market towns of Banbury in Oxfordshire and Brackley in Northamptonshire.

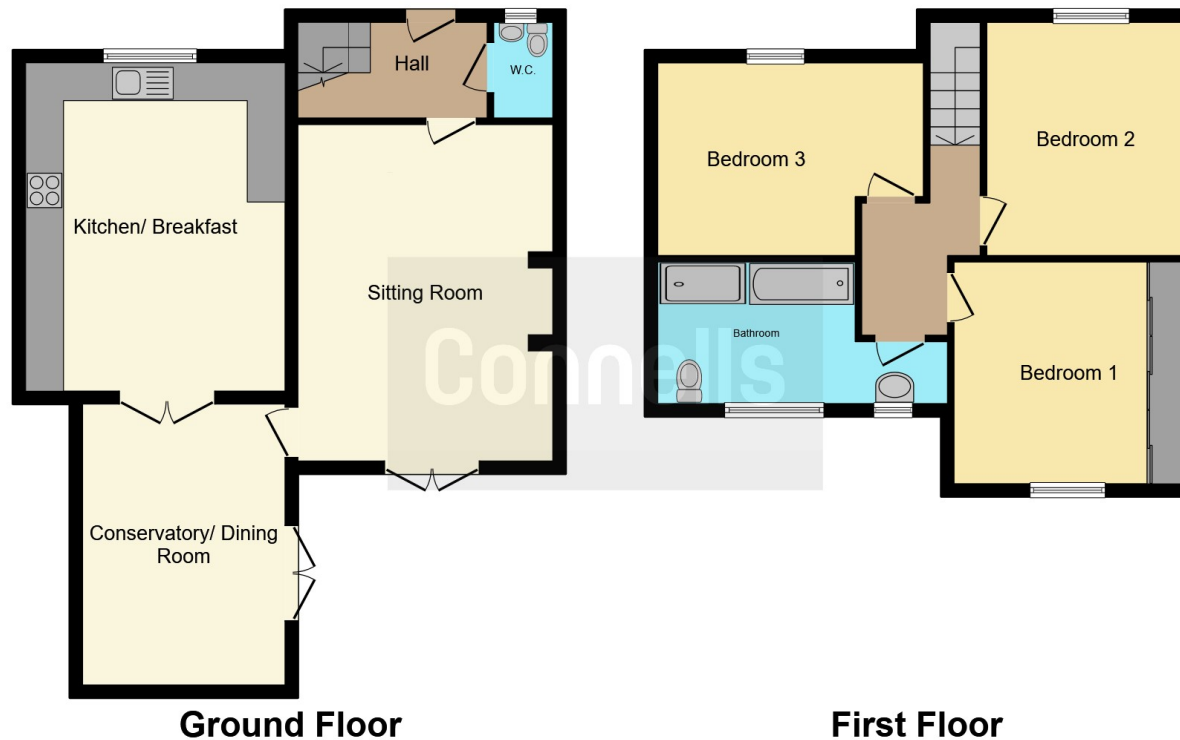
Farthinghoe is a friendly village with an active, well-respected primary school, an excellent pub for drinking, eating and sleeping (The Fox at Farthinghoe) and a well maintained village hall for that special occasion (available for hire).

We also have an active tea room and farm shop (Limes Farm). The church of St Michael and All Angels is located at the focal point of the village.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01295 268 101
E banbury@connells.co.uk

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 BANBURY OX16 5PN

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 Band: C

Tenure: Freehold

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Property Ref: BAN309342 - 0006