



Connells

The Close
Chipping Warden Banbury

The Close

Chipping Warden Banbury OX17 1LP

for sale guide price
£295,000



Property Description

The Close is a well-positioned chalet bungalow in the peaceful village of Chipping Warden, offering a tranquil lifestyle with easy access to nearby towns. The property sits in a quiet cul-de-sac and features generous living space, a private garden, and off-street parking.

Chipping Warden is known for its charming character, community spirit, and beautiful countryside surroundings. The village offers a local pub, primary school, and access to scenic walks. Banbury is just a short drive away, providing a wide range of shops, restaurants, and transport links including a mainline train station and the M40.

This property presents a fantastic opportunity for buyers looking to enjoy village living with modern convenience.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the

purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Access to ground floor rooms and stairs rising to the first floor. Large storage cupboard

Lounge

14' 6" x 21' 4" (4.42m x 6.50m)

Double glazed windows to the front aspect, open fireplace and radiators.

Kitchen

15' 10" x 8' 10" (4.83m x 2.69m)

Double glazed window to the rear aspect into the garden room . A range of wall and base mounted units with worksurfaces over and incorporating a sink unit with splashbacks. Understairs storage/larder and door into Garden room.

Bedroom One

10' 4" x 11' 11" (3.15m x 3.63m)

Double glazed window into Garden room, radiator.

Garden Room

10' 11" x 6' 6" (3.33m x 1.98m)

Overlooking the rear garden and plumbing for washing machine.

Downstairs Bathroom

Double glazed window to the side aspect; Suite comprises of a shower , wash hand basin and low level wc

Landing

Access to first floor rooms and airing cupboard with Hot water tank.

Bedroom Two

10' 1" x 11' 11" (3.07m x 3.63m)

Double glazed window to the side aspect, radiator. Store Area.

Bedroom Three

10' x 11' 8" (3.05m x 3.56m)

Double glazed window to the front aspect, radiator.

Bedroom Four

11' 5" x 10' 9" (3.48m x 3.28m)

Double glazed window to the rear aspect, radiator and door into Ensuite

Outside

Ample off road parking and leading to garage. The rear garden is a great size and must be seen to be appreciated.









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

To view this property please contact Connells on

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

33 Bridge Street
 BANBURY OX16 5PN

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BAN309485



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BAN309485 - 0005