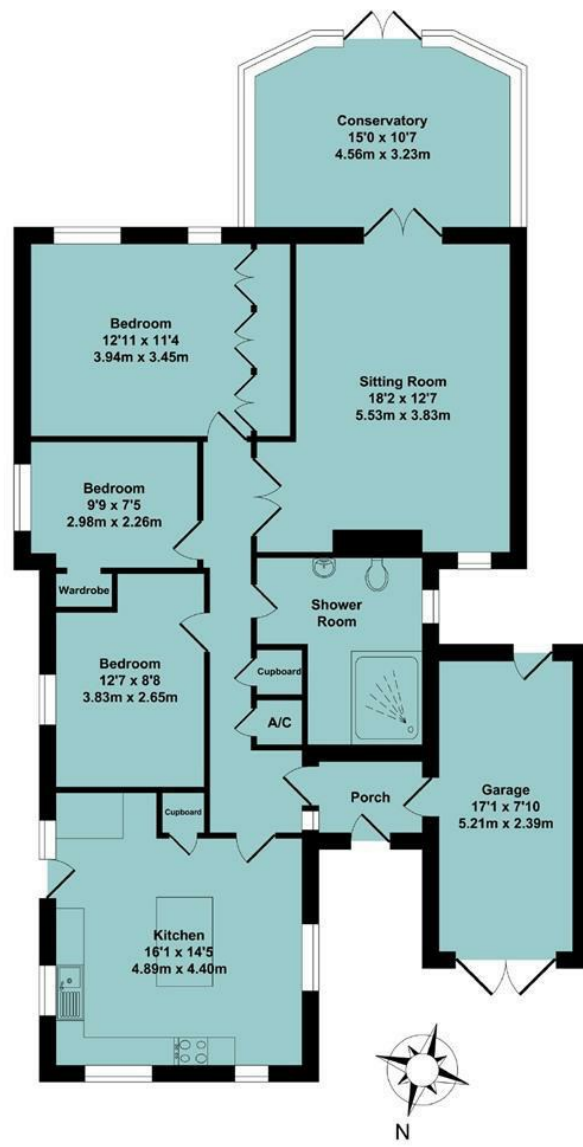


**Agents Note**

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

**Referral fees**

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



Total Approx. Floor Area 1373 Sq.Ft. (127.59 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			67
(55-68) D		46	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



58 Thorpe Road  
Chacombe





# 58 Thorpe Road, Chacombe, Oxfordshire, OX17 2JA

## Approximate distances

Banbury 4 miles  
Brackley 12 miles  
Junction 11 (M40 motorway) 2 miles  
Stratford upon Avon 21 miles  
Leamington Spa 20 miles  
Banbury railway station 5 miles  
Banbury to Oxford by rail 19 mins  
Banbury to London Marylebone by rail 55 mins  
Banbury to Birmingham by rail 50 mins

## A WELL PRESENTED SPACIOUS NON ESTATE THREE BEDROOM BUNGALOW CLOSE TO THE VILLAGE EDGE ADJOINING FIELDS

Porch, hall, sitting room, conservatory/dining  
room, large re-fitted kitchen/breakfast room, three  
bedrooms, large re-fitted shower room, generous  
off road parking, garage, gardens. Energy rating E.

£425,000 FREEHOLD



## Directions

From Banbury proceed in an easterly direction toward junction 11 of the M40. At the junction take the second exit on the left (A361) toward Daventry. After approximately ¼ of a mile turn right where signposted to Chacombe. Travel into the village and continue straight on through the narrow section of road before turning left into Thorpe Road. Follow the road passing the primary school on the left and the property will be found after a short distance on the right and can be recognised by our "For Sale" board.

## Situation

CHACOMBE is located approximately four miles North East of Banbury. Within the village there is a primary school and public house. Junction 11 of the M40 motorway is conveniently located approximately two miles away on the eastern outskirts of Banbury. Also on the Eastern side of Banbury the railway station will be found providing an improved high speed service on the Chiltern Line between Birmingham and London. There are various shops, café, Post Office, pharmacy, library, primary and secondary schools in the nearby village of Middleton Cheney just 2 miles away.

## The Property

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

- \* A well presented brick built detached non estate bungalow on the edge of the village adjoining fields.
- \* Spacious accommodation complimented by a range of modern fittings.
- \* Located on the outskirts of the village within walking distance of the primary school, public house and church.
- \* Porch with personal door to the garage and access to the large hall with cupboard housing the LPG gas fired boiler and further cloaks cupboard. Large hall with ceramic tiled floor and hatch to loft.
- \* Sitting room with window to front and uPVC French doors to the large conservatory/dining room with ceramic tiled floor and heating under, French doors opening to the rear garden.
- \* Large triple aspect kitchen/breakfast room with white gloss units, work surfaces, matching island with breakfast bar, plumbing for dishwasher and washing machine, space for tumble dryer and fridge freezer, space for electric cooker, door to side, ceramic tiled floor, door to deep built-in shelved cupboard.
- \* Spacious main bedroom with two windows to rear overlooking the garden, fitted wall to wall built-in wardrobes by Hammonds.

\* Second double bedroom with window to side and third single bedroom/office with window to side.

\* Large re-fitted bathroom now a shower room with a large walk-in shower area, wash hand basin with cupboards under, WC, heated towel rail, window, ceramic tiled floor.

\* Extensive off road parking on a gravelled frontage with discreetly placed LPG tank behind close board fencing.

\* Adjoining garage with double wooden doors, power and light connected and personal door to the rear garden.

\* Pedestrian side access leading via a gate to the rear garden which has patio areas, lawn, various shrubs and flowering plants and trees. There is a high degree of privacy in the rear garden.

## Services

All mains services are connected with the exception of gas. Central heating is by way of LPG.

## Local Authority

South Northants District Council. Council tax band E.

## Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

## Energy rating: E

A copy of the full Energy Performance Certificate is available on request.