



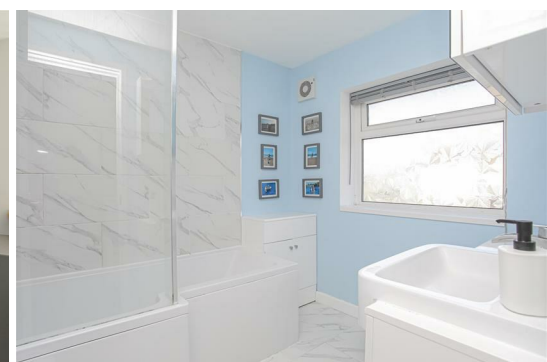
48 Arbury Banks

Chipping Warden

A THREE BEDROOM FAMILY HOME THAT HAS BEEN GREATLY IMPROVED BY THE CURRENT OWNERS LOCATED IN A QUIET CUL-DE-SAC AND BENEFITING FROM MODERN FITTINGS THROUGHOUT AND FIELD VIEWS TO THE REAR.

Entrance hall, lounge/dining room, kitchen, utility, three bedrooms, family bathroom, conservatory, front and rear gardens. Energy rating D.

£325,000 FREEHOLD



Situation

CHIPPING WARDEN lies approximately 7 miles north east of Banbury and 12 miles south west of Daventry. Within the village amenities include a public house, parish church and primary school. There are hourly buses to Banbury, Daventry and Rugby. The village lies within the catchment area for Chenderit Secondary School at Middleton Cheney. Junction 11 of the M40 will be found approximately 6 miles away on the outskirts of Banbury and junctions for the M1 will be found either north or south of Daventry.

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:

- * Entrance hall with laminate flooring, openings to lounge and kitchen and stairs rising to first floor.
- * Lounge/dining room with laminate flooring, ample space for lounge and dining furniture, doors to conservatory and door to utility.
- * Kitchen access via hallway with laminate floor, base and eye level units with white worktops and white cupboard fronts. This was refitted in 2021. Integral oven with four ring electric hob and extractor over, integral dishwasher, integral under counter fridge, window to front and under stairs storage cupboard with inbuilt shelving.
- * Utility access via lounge/dining room with modern units that match the kitchen, space and plumbing for washing machine, space for tumble dryer, under counter fridge, under counter freezer, window to rear, opening to small porch/boot room providing access to the rear garden.
- * Conservatory access via lounge/dining room with laminate flooring and French doors to garden.
- * Bedroom one is a large double bedroom with a window to rear with views over fields.
- * Bedroom two is also a large double with a window to rear with views over fields.
- * Bedroom three is a single with window to side with views over fields. Airing cupboard which houses the boiler and has built in shelving.
- * Bathroom refitted in 2019 comprising a modern white suite with bath with shower over, WC, wash hand basin with vanity unit, tiled floors and part tiled walls, window to front.
- * Loft is fitted with a loft ladder and has been split into three areas with partitions, it is mostly boarded and is very convenient for storage.
- * The boiler was fitted in 2020 and since purchasing the property the vendors have also updated a lot of the electrics throughout the property adding in extra sockets and new wiring.
- * Rear garden mostly laid to lawn with patio immediately outside the back doors, vegetable patch, gated side access, garage (storage only, no vehicular access) with power and light connected. The rear garden backs onto fields from the neighbouring farm which is quite often occupied by horses.

Local Authority

South Northamptonshire District Council. Council tax band B.

Services

All mains services are connected. The boiler is located in bedroom three.

Viewing

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

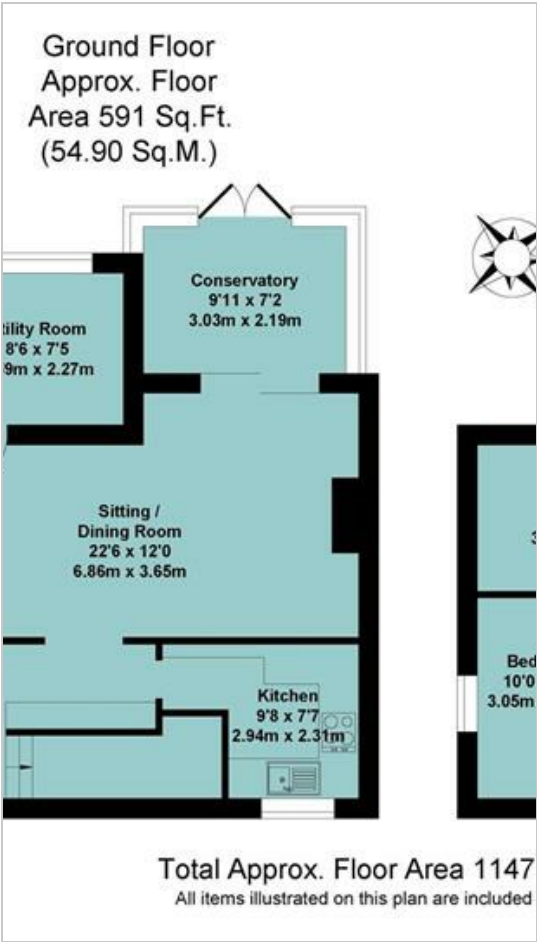
Energy rating: E

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

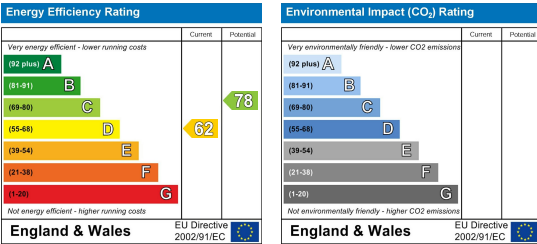
Area Map



Floor Plans



Energy Efficiency Graph



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