



Chetwode  
Overthorpe



ROUND & JACKSON  
ESTATE AGENTS



# 5 Chetwode, Overthorpe

Banbury, Oxon, OX17 2AB

£475,000

A greatly extended three bedroom semi detached house with gardens to the side and rear located on the edge of this sought after village.

## The Property

5 Chetwode, Overthorpe is a well presented and greatly extended semi detached house which is pleasantly located on the edge of this highly regarded and pretty village. The property has spacious accommodation which is arranged over two floors and there is a large and useful attic space. On the ground floor there is an entrance hallway, a dual aspect sitting room, an open plan kitchen/dining/family room, a study and a cloakroom/WC. On the first floor there is a very large master bedroom with a separate dressing room and en-suite bathroom, two further bedrooms and a family bathroom. The property is situated on a large plot with gardens to the front side and rear. There is also a driveway to the side and within the rear garden there is a timber store and a large timber workshop/garden room. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

## Hallway

Stairs to first floor, storage cupboard and doors to the kitchen/dining/family room and the sitting room.

## Sitting Room

A dual aspect sitting room with double doors to the rear garden and a central fireplace.

## Kitchen/Dining/Family Room

A very spacious and open plan room forming part of the extension. There is ample space for dining and lounge furniture, a door to the side and windows to the front, side and rear. The kitchen is fitted with wall mounted cabinets and base units and drawers with work surfaces over. Inset sink and drainer, gas cooking with extractor over, double oven, space and plumbing for a washing machine.

## Study

Useful study or TV room with a window to the rear.

## Cloakroom/W.C.

Wash hand basin and W.C.

## Landing

A central landing with a hatch to the loft space and double doors to all first floor accommodation.

## Master Bedroom

A very large master bedroom with a dressing room and en-suite bathroom.

## Bedroom Two

A double room with a window to the rear.

## Bedroom Three

A double room with a window to the front.

## Family Bathroom

Fitted with a white suite comprising a panelled bath with a shower over, a wash hand basin and W.C.

## Outside

The property is situated on a large plot with gardens to the front and rear and a large garden and driveway to the side. The rear garden is laid to lawn with well stocked flower and plant borders and there is a timber store and a large timber workshop/garden room. There is a decked seating area adjoining the house with a glazed pergola.

### Directions

From the M40 motorway roundabout (J11 at Banbury) take the A422 towards Brackley. At the next roundabout turn right to Overthorpe and take the next right turn towards the village. Continue right through the village and turn right at the T-junction and then immediately right into Chetwode where number 5 will be found as the first house on your left.

### Situation

The conservation village of Overthorpe is a small hamlet on the borders of South Northamptonshire and North Oxfordshire on the eastern side of the Cherwell Valley. The pretty 14th century village church, covering the parishes of Warkworth and Overthorpe can be accessed over the fields from the village centre. The larger neighbouring village of Middleton Cheney has good local facilities including village shop, library, public houses, doctors surgery, nursery, primary and secondary schools together with a fine parish Church. The market town of Banbury, only 2 miles away, offers more extensive retail, leisure and recreational facilities. The major towns of Milton Keynes, Stratford Upon Avon, Leamington Spa and Oxford are all within a 30 mile radius, and provide excellent opportunities for theatre, cinema, concerts and retail therapy. Local preparatory schools include The Carrdus and Overthorpe (both 1 mile), Winchester House (Brackley). Public schools at Tudor Hall (girls) and Bloxham (co-ed), in addition to Warwick public school (boys) and Warwick High school (girls). Connection onto the M40 Motorway, for Birmingham and the north, or London and the south, at junction 11 approximately 2 miles away. Banbury train station is easily accessible (1.5 miles) and has a regular train service to London (Marylebone) approximately 55 minutes at peak time. Sporting activities in the area include: golf at Cherwell Edge (Middleton Cheney) and Tadmarton; horse racing at Warwick and Stratford-upon-Avon; motor racing at Silverstone; Bicester village at Bicester/M40 (J 9). Soho Farmhouse (private members club) at Great Tew.

### Services

All mains services connected.

### Local Authority

Cherwell District Council. Council tax D.

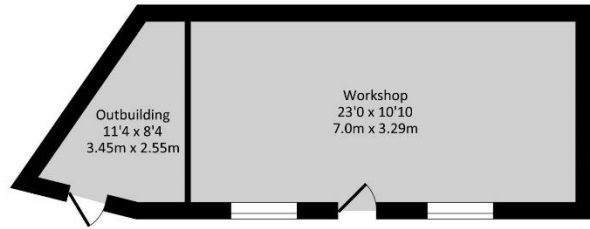
### Viewing Arrangements

Strictly By prior arrangement with Round & Jackson.

### Tenure

A freehold property.

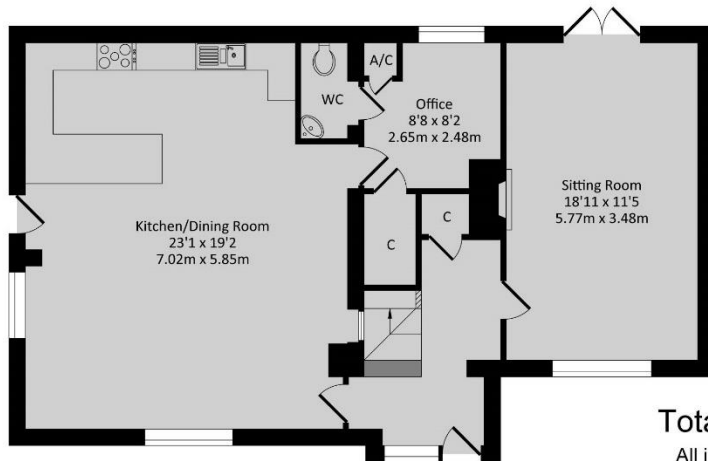




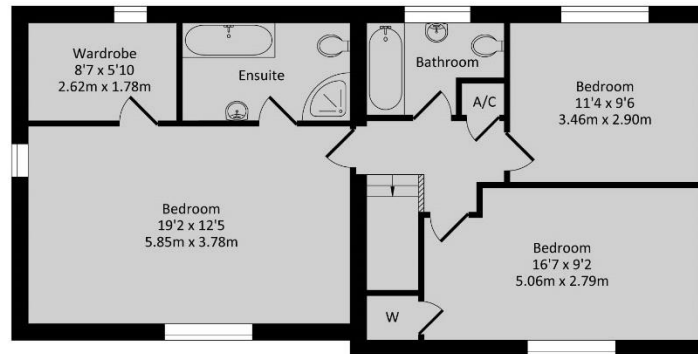
Outbuilding  
Approx. Floor  
Area 312 Sq.Ft.  
(29.0 Sq.M.)



Ground Floor  
Approx. Floor  
Area 876 Sq.Ft.  
(81.40 Sq.M.)



First Floor  
Approx. Floor  
Area 738 Sq.Ft.  
(68.60 Sq.M.)



Total Approx. Floor Area 1926 Sq.Ft. (179.0 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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