



64 Thornhill  
Chacombe, OX17 2JQ



ROUND & JACKSON  
ESTATE AGENTS









A pristine and greatly extended two bedroom semi-detached bungalow which offers 1500 sq/ft of high quality accommodation, a large garden and open countryside to the rear.

### The property

64 Thornhill, Chacombe is a greatly extended, currently two-bedroom, semi-detached bungalow with driveway parking, and a large rear garden, with open countryside views to the rear. The current owners have lived in the property for nearly 25 years and during this time they have added large extensions to the side and rear and installed high-quality fixtures and fittings throughout. The property has underfloor heating fitted throughout, new windows and doors and a great deal of money has been spent in the garden. The property was formerly a three-bedroom bungalow and this could be reinstated easily by any new owner. The living accommodation lends itself to many types of buyers and the property really must be seen to appreciate the layout and quality of workmanship. The living accommodation is arranged over one floor and is well laid out. There is a spacious hallway, utility room, sitting room, amazing kitchen/diner, study/snug (Formerly bedroom three) a main bedroom with dressing room and en-suite, a further bathroom and a further double bedroom. There is driveway parking to the front and a large lawned rear garden measuring around 100 feet which has some really useful outbuildings. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

### Entrance Hallway

Forming part of the side extension, a spacious hallway with doors leading to all rooms and high-quality engineered oak flooring throughout with wet underfloor heating.

### Utility Room

A good size utility room which forms part of the side extension. Fitted with a range of grey gloss cabinets with wooden worktops over and tiled splash backs. There is an inset Belfast sink and tiled flooring throughout along with a window to the side aspect. There is space and plumbing for a washing machine and a floor standing Warmflow oil fired boiler.

### Sitting Room

Forming part of the side extension, a spacious, bright and airy room with a vaulted ceiling and bi-folding doors leading into the garden. There is engineered oak flooring throughout, with wet underfloor heating fitted and the sitting room is semi open plan leading into the kitchen/diner.

### Kitchen/Diner

A spectacular addition to the rear of the property in 2018 which has created a wonderful, open plan kitchen diner which really is the heart of the home.

The vaulted ceiling, Velux roof windows and two sets of bi-folding doors really do bring the outside in. The kitchen area is fitted with a vast range of high-quality grey and white cabinets with Quartz worktops over.

There is a breakfast island with more cupboard space and drawers beneath with an inset five ring induction hob and downdraft extractor. There are a range of integrated Neff appliances including three ovens, two standard and one microwave combi along with a warming drawer, a dishwasher, wine chiller, full height fridge, full height freezer and there are built-in waste bins. There is tiled flooring throughout along with wet underfloor heating and there is a window to the rear. There is ample space for a large table and chairs and the Velux windows are electrically operated. This room must be seen to be appreciated.

### Bedroom One

A large main bedroom with a window to the front aspect. The room has a log burning stove fitted and there is a door leading into the hallway. The bedroom is open plan leading into a dressing area which has a window to the front aspect and a range of high-quality fitted wardrobes and drawers. Door leading the shower room with W.C. Wet underfloor heating throughout.

### Bedroom Two

A large double bedroom with a window overlooking the kitchen/diner. Wet underfloor heating throughout.





### Study/Snug/Former Bedroom Three

Currently used as a playroom this space is open plan into the kitchen. It would make a good size single bedroom if the new owners wished to reinstate the window. Wet underfloor heating throughout.

### Shower Room And W.C

A well fitted shower room with doors leading into the hallway and also the dressing room. Fitted with a beautiful white suite comprising a large shower cubicle with panelled splash backs, a rainfall and hand-held shower, a toilet and a wash basin with vanity storage beneath. There is tiled flooring, wet underfloor heating and there is a window to the front aspect.

### Family Bathroom

Fitted with a white suite comprising a panelled bath, toilet and wash basin, with vanity storage beneath. There are floor to ceiling tiles, tiled flooring and this room has electric underfloor heating, along with a heated towel rail.

### Outside

To the rear of the property there is a well kept, established lawned garden that measures around 100 feet. There are well stocked borders and there is a wooden cabin with power and lighting and also a further large wooden shed which screens off the oil tank.

At the foot of the garden there is gated access to the allotment area and there are open countryside views beyond.

There is a covered, composite decked area which has concrete joists and currently has a hot tub in situ. The hot-tub could be purchased by the new owners should they want it. There is a large paved patio adjoining the house which is ideal for entertaining and there is gated access to the front of the property. To the front there is a block pave driveway for two vehicles and an outside tap is fitted.

### Situation

Chacombe is located approximately three 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 3 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, cafe, Post Office, pharmacy, library, primary and secondary schools in the nearby village of Middleton Cheney just 2 miles away.

### Directions

From Banbury proceed in an easterly direction toward Brackley (A422). Once you have crossed the motorway roundabout follow the dual carriageway for one mile and on reaching the next roundabout bear left.

Continue to the next roundabout, shortly after passing the service station, and take the first exit towards Chacombe. As you enter the village take the first turning on the right into Thornhill. Continue up the hill and turn right, and then right again at the end of the road where Number 64 will be found directly in front of you.

### Services

Mains water, electricity and drainage. Oil fired central heating. The oil fired boiler is located in the utility room.

### Local Authority

South Northants District Council. Council tax band C.

### Tenure

A freehold property.

### Viewing Arrangements

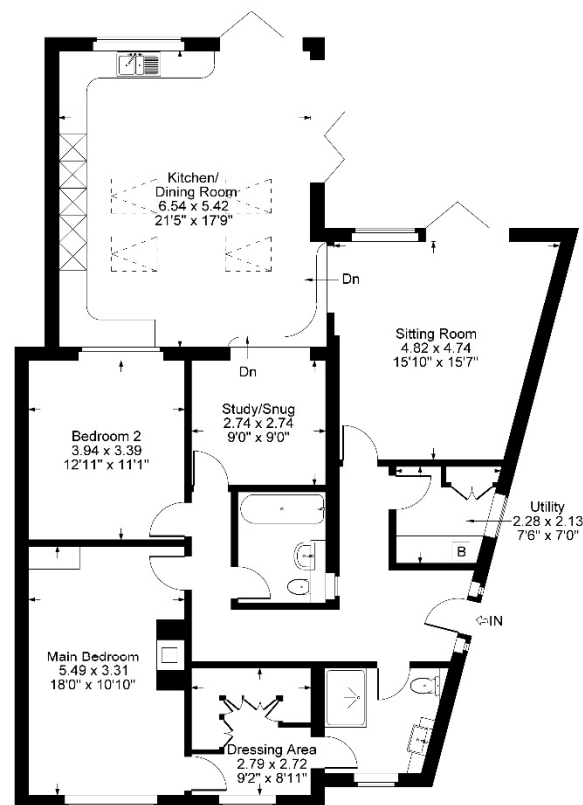
By Prior arrangement with Round & Jackson.

**Asking Price £499,950**









Ground Floor

Approximate Gross Internal Area  
Ground Floor = 140.93 sq m / 1517 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



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

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