



29 Arbury Banks  
Chipping Warden



ROUND & JACKSON  
ESTATE AGENTS

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# 29 Arbury Banks

Chipping Warden, OX17 1LT

£290,000

A spacious three bedroom, house with gardens to the front and rear located on this popular residential neighbourhood within this well served and sought after village.

## The Property

29 Arbury Banks is a spacious, three-bedroom terraced home which is pleasantly situated front a large green on this popular street in Chipping Warden. The accommodation is well laid out and arranged over two floors. On the ground floor there is an entrance hallway, kitchen, dining room and sitting room. On the first floor there is a central landing, three bedrooms and a family bathroom. To the front of the property there is a garden which is laid to lawn with established shrubs and plants and stepping stones leading to the front door. The main area of garden is located to the rear and is enclosed with a lawned area as well as gravelled and paved seating areas. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

## Entrance Hallway

Wood effect flooring with a useful storage cupboard and door leading to the kitchen.

## Kitchen

Fitted with a range of cream, shaker style eye level cabinets with base units and drawers, work surfaces over and tiled splashbacks. There is space and plumbing for a washing machine, dishwasher, tumble dryer, American style fridge/freezer, single oven and an extractor fan is fitted above. There is a one and a half bowl sink and draining board, wood effect flooring, dual aspect windows to the side and rear and a door leading to the rear garden.

## Dining Room

Stairs rising to the first floor, a continuation of the wood effect flooring ample space for dining furniture, opening into the sitting room and a sliding door leading to the rear garden.

## Sitting Room

A spacious reception room with a large window to the front aspect and a central log burner.

## First Floor Landing

Doors to all first floor accommodation.

## Bedroom One

A double bedroom with a built in wardrobe and window to the front aspect with countryside views.

## Bedroom Two

A double bedroom with a window to the front with countryside views.

## Bedroom Three

A good sized single room with a window to the rear aspect.

## Family Bathroom

Fitted with a white suite comprising panelled bath, shower cubicle, W.C and wash hand basin. There is a window to the rear and a hatch to the loft space.



### Outside

The property fronts a large green and the front of the property there is a lawned garden with established shrubs and plants with stepping stones leading to the front door. To the rear of the property there is a pleasant garden which has a patio seating area adjoining the house, a small lawned area and a gravelled seating area. Parking is available on street, on a first come, first served basis.

### Directions

From junction 11 of the M40 motorway take the A361 Daventry Road. Travel through the village of Wardington and continue until Chipping Warden is reached. Take the first right turn for Hogg End and then right again for Arbury Banks. The property is located on the left hand side.

### Situation

Chipping Warden lies approximately 7 miles north east of Banbury and roughly 12 miles south west of Daventry. Within the village amenities include two public houses, parish church, good rated primary school and an outstanding kindergarten. There is a bus service to Banbury, Daventry and Rugby. There is a village hall, park and childrens play area within the village. The village lies within the catchment area for Chenderit Secondary School at Middleton Cheney (with free bus service) 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.

### Services

All mains services connected. The gas fired boiler is located in the kitchen.

### Local Authority

South Northants District Council. Tax band B.

### Viewings

Strictly by prior arrangement with Round & Jackson.

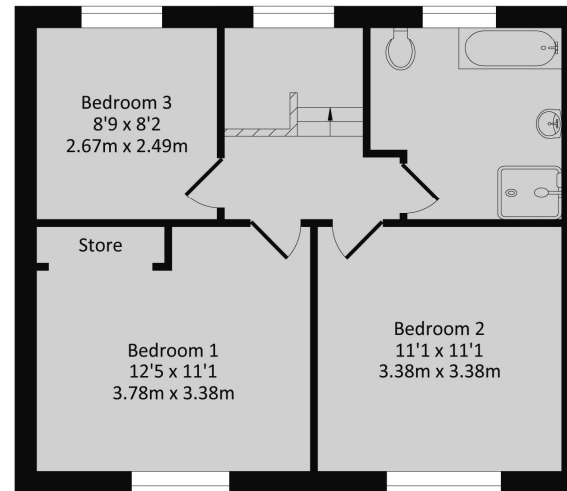
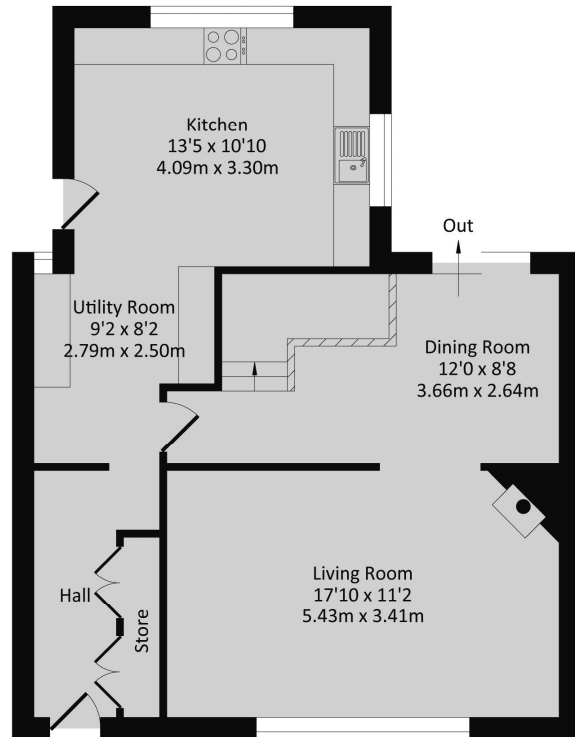
### Tenure

A freehold property



Ground Floor  
Approx. Floor  
Area 631 Sq.Ft.  
(58.60 Sq.M.)

First Floor  
Approx. Floor  
Area 481 Sq.Ft.  
(44.70 Sq.M.)



Total Approx. Floor Area 1112 Sq.Ft. (103.30 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		87 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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