



20 Byfield Road, Chipping Warden
Banbury, OX17 1LD



ROUND & JACKSON
ESTATE AGENTS





A charming period home with spacious and beautifully presented accommodation, many period features, plenty of off road parking, a garage and a large private rear garden.

The property

The Beeches is a spacious and charming period home that offers beautifully presented accommodation and magnificent period details throughout. Original tiled flooring and fireplaces, high ceilings, window shutters and original doors, combined with stylish modern fittings and versatile accommodation make for an exceptional family home. The ground floor has two generously proportioned reception rooms, with the drawing room featuring a dual aspect, including a large bay window overlooking the garden and an impressive cast-iron open fireplace with wood burning stove. The sitting room is another superb space to relax, while the kitchen/breakfast room has space for a breakfast table and is beautifully fitted with shaker-style units, wooden worktops, a Belfast sink, under floor heating and a stainless steel range cooker with an extractor hood. The rear entrance hall is a particular feature of the property which is mirrored upstairs in its size and high ceilings. The first floor has a good size study area and three double bedrooms, one with ensuite. The second bedroom has a feature fireplace and sash windows, while the third has sash windows and a pretty balcony. The first floor also has a family bathroom. On the lower ground of the property there is a large cellar with original flooring, which is an ideal storage or work space or could be converted into additional living accommodation. Externally there is a gravel driveway to the front and additional parking in front of the garage with a garden area behind. To the rear there is a large mature garden which is private and beautifully landscaped.

Porch

A handmade, double glazed hardwood porch with quarry tiled flooring giving access to the hallway.

Entrance Hall

A most impressive and welcoming hallway with a high ceiling, quarry tiled flooring, panelled walls and original staircase to first floor. There is also a door giving access to the basement.

Drawing Room

A spacious reception room with a bay window with original shutters over looking the rear garden, a sash window to the side, a painted wooden floor, a coved ceiling and a central fireplace with wood burning stove.

Sitting Room

A spacious reception room with a sash window to the side, panelled walls and a painted wooden floor.

Kitchen/Breakfast Room

A superb kitchen/breakfast room with a breakfast table and bench seating, beautifully fitted with shaker-style units, wooden worktops, a Belfast sink, under floor heating and a stainless steel Smeg range cooker with an extractor hood. Integrated dishwasher, window to the rear and space for an American style fridge-freezer.

Utility and Cloakroom

Utility with space and plumbing for a washing machine and tumble dryer, large storage cabinet and a door to the front. The cloakroom has recently been upgraded with fitted base and eye level storage cabinets, wooden work surface and sink. Low level WC.



Basement

A large basement space and ideal workshop or storage area with a recently installed radon sump, a stone floor and a window to the side. It may be possible to convert this space into additional living accommodation.

First Floor Landing

A very large landing with space for a study area, fitted storage cabinets and doors to all first floor accommodation.

Master Bedroom

A large double room with windows to the side and rear, an original fireplace, painted wooden flooring and an en-suite shower room.

Bedroom Two

A large double room with a sash window to the rear and a walk in wardrobe.

Bedroom Three

A double room with a sash window to the side and a door leading to a large balcony.

Family Bathroom

Fitted with a traditional suite comprising a panelled bath with a shower over, a wash hand basin and low level WC. Attractive brick tiling and a window to the side.



Outside

There is a recently laid gravel driveway to the front of the property with a pathway leading to the front door. The garage is also located to the front with additional parking in front and an enclosed garden area behind. To the rear, there is a large L shaped mature garden which is very private and predominantly laid to lawn with a patio adjoining the house, well stocked flower and plant borders and a variety of established trees. At the foot of the garden there is a further seating area with a covered pergola and a barbeque area. There is gated access and a stepped pathway which gives access to the street and a gated access at the foot of the garden which leads to the playing fields behind.

Garage

Slightly wider than a single garage with an up and over door to the front and a door to an enclosed garden.

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 primary school and 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.

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. Having entered the village take the second road on the right which is Banbury Lane. Follow the road and bear left where the property will be found on your right after a short distance.



Services

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

Local Authority

South Northants District Council. Tax band F.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

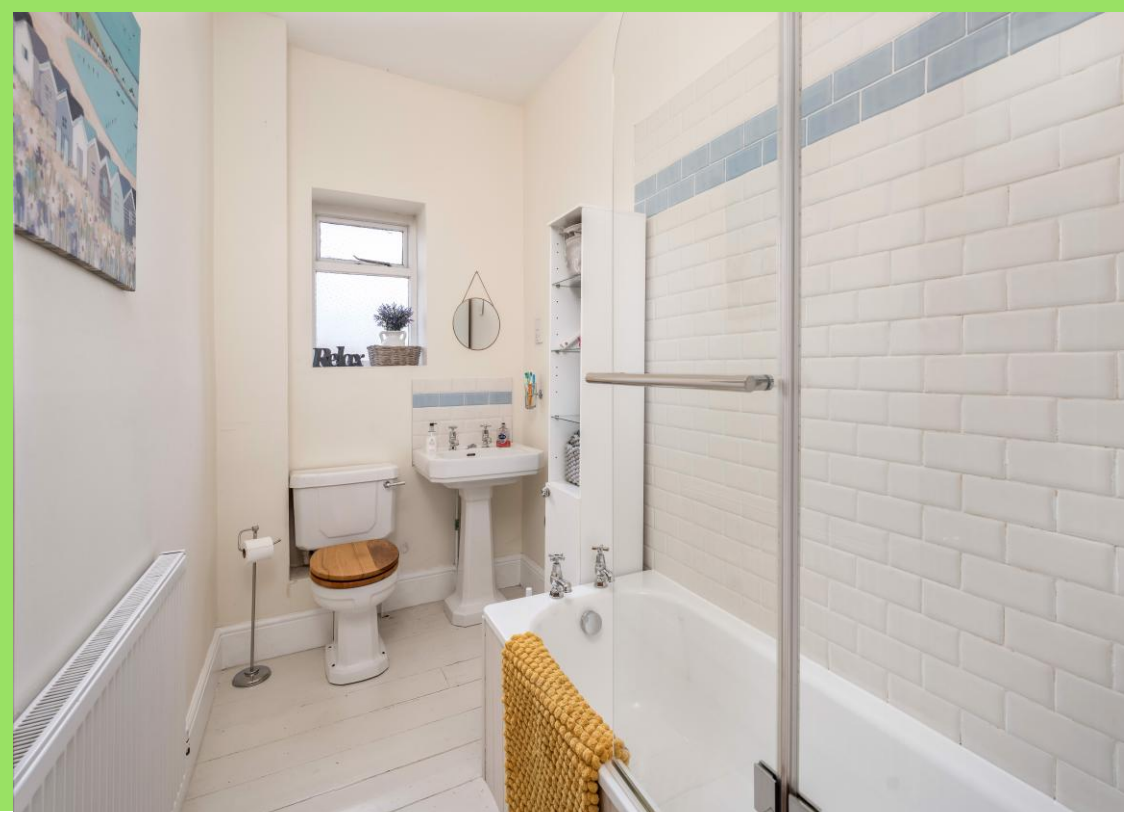
Tenure

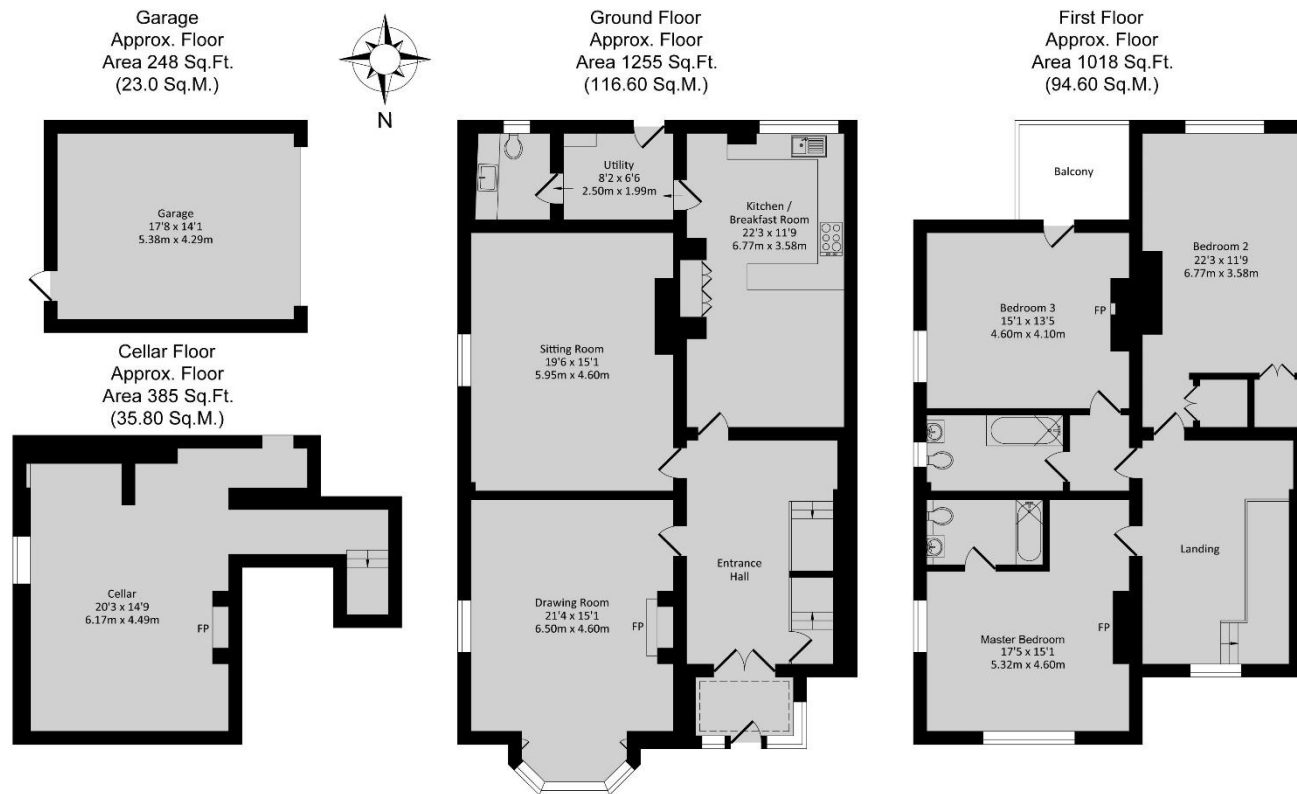
A freehold property.

Recent Improvements

Within the last two years the current owners have carried out numerous improvements to the property. The roof has been renovated to include new felting and new roof slates, new hardwood double glazed sash windows have been installed, a rebuilt bespoke rear porch, a new boiler with a ten year guarantee, an EV charger, new loft insulation, a log burner, cleaning and repointing to the exterior stonework, an upgraded cloakroom, a new front door, a new double glazed door to the balcony, a newly laid driveway, a radon pump and replacement guttering.

Asking Price £759,000





Total Approx. Floor Area 2906 Sq.Ft. (270.0 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		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit the 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.



ROUND & JACKSON
ESTATE AGENTS