



9 Bennett Close
Chacombe, OX17 2JZ



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented and very spacious three double bedroom house with a large rear garden, a garage and outhouse/workshop located within this highly regarded village.

The property

9 Bennett Close, Chacombe is a spacious and very well presented three bedroom house which is pleasantly located on a large corner plot within this popular cul-de-sac. The accommodation is arranged over two floors and at ground floor level the hallway leads onto a cloakroom W.C., a sitting room, a modern kitchen/breakfast room and a dining room. On the first floor, the landing leads onto three good sized double bedrooms and a large family bathroom which is fitted with a modern white suite. Outside there is a large mature garden to the rear and at the front there is a gravelled garden and driveway parking. The garage is located to the side and has an attached workshop and outhouse. There is potential to further extend the property at the rear if required. We have prepared a floorplan to show the rooms sizes and layout. Some of the main features include:

Porch

Main door to the front and a door to the hallway.

Entrance Hallway

A spacious hallway with stairs to the first floor, door to cloakroom/W.C. and doors to the sitting room and kitchen/breakfast room.

Cloakroom

Refitted with a white suite comprising a toilet and hand basin with attractive tiling throughout and a window to the front aspect.

Sitting Room

A most pleasant room located to the front of the property with a bow window and a central fireplace with log burning stove.

Kitchen/Breakfast Room

The kitchen has been extended to the side and is located to the rear with a tiled floor, two windows to the rear and a door to the garden. Fitted with shaker style eye level cabinets and base units and drawers, worktops with an inset sink, tiled splash backs, space for a cooker, stainless steel extraction hood, integrated dishwasher and space for a washing machine, fridge and table and chairs. Door leading into the dining room.

Dining Room

Located to the rear with wood effect flooring and a sliding door to the rear garden.

First Floor Landing

A large landing with a hatch to the loft space, an airing cupboard and doors to all first floor accommodation.

Bedroom One

A very large double bedroom with a window to the rear aspect and a built-in wardrobe.

Bedroom Two

A double bedroom with a built-in wardrobe and a window to the front.

Bedroom Three

A double room with a window to the front.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath, a wash hand basin with vanity storage beneath and a toilet. There is a heated towel rail, tiling to walls and a window to the rear aspect.



Outside

The property is located on a large corner plot. At the front there is a gravelled hard standing and a driveway and there is a garage located to the side with an adjoining workshop and store. The rear garden has a pleasant outlook, is an excellent size and is predominantly laid to lawn with a recently replaced decked area adjoining the house. Within the garden there are a variety of trees, flower and plant borders and raised vegetable beds. There is potential to further extend the property to the rear and side.

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 Junction 11 of the M40 motorway (A422). At the motorway intersection roundabout take the second exit towards Daventry and then take the first turning right where signposted to Chacombe. Travel through the village and at the signpost turn left where signposted to Thorpe Mandeville. Before the primary school turn left into Poplars Road and then take the next left turn into Bennett Close. The property will be found at the end of the road.

Services

Mains water, electricity and drainage. Oil fired central heating.

Local Authority

South Northants District Council. Council tax band C.

Tenure

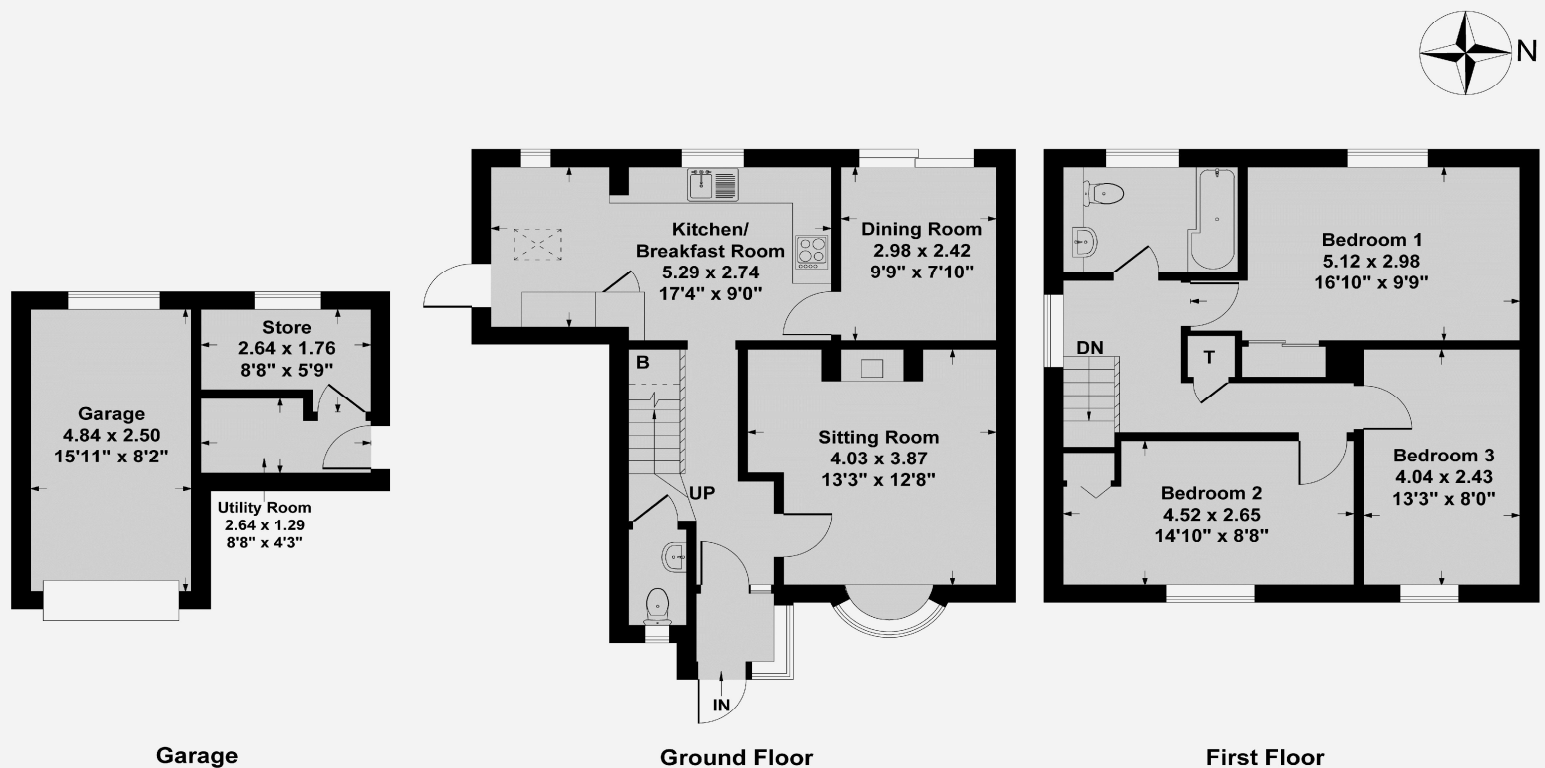
A freehold property.

Viewing Arrangements

By Prior arrangement with Round & Jackson.

Guide Price: £360,000





Ground Floor Approx Area = 49.76 sq m / 536 sq ft
 First Floor Approx Area = 50.83 sq m / 547 sq ft
 Garage Approx Area = 19.94 sq m / 215 sq ft
 Total Area = 120.53 sq m / 1298 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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