



The Tack Rooms, Chipping Warden OX17 1LE

Guide Price **£450,000**

**Hatfield
Shaw & Co**
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Bedrooms: 3

Bathrooms: 2

Receptions: 2

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A deceptively spacious three-bedroom stone and red brick-built barn conversion, combining character features with impressive living accommodation. Situated in the sought-after village of Chipping Warden, this charming home benefits from a detached double garage, driveway parking and a rear garden. The property would benefit from some cosmetic updating and is offered for sale with no onward chain.

Upon entering the property, you are welcomed by a spacious entrance hallway featuring a newly fitted oak staircase and a convenient downstairs cloakroom. The impressive living room is full of character, boasting high ceilings, dual-aspect windows and an open fireplace, creating a wonderful space to relax. The separate family room offers excellent versatility and could be used as a snug, home office or children's playroom. The kitchen-diner provides ample cupboard and worktop space, making it the heart of the home, with French doors opening onto the rear garden.

Upstairs, there are three generous double bedrooms, including a spacious principal bedroom with an en-suite shower room. Bedroom two is particularly impressive and offers the potential to be divided to create a fourth bedroom. A well-proportioned family bathroom completes the first floor.

Outside, the rear garden is mainly laid to lawn with attractive stone wall boundaries, while a detached double garage and driveway provide off-road parking.

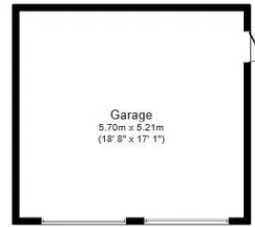
Chipping Warden is a picturesque Northamptonshire village offering a welcoming community, a traditional village pub, primary school, village hall and beautiful countryside walks. The property is ideally positioned for commuters, with Banbury approximately 7 miles away, providing a wide range of shops, restaurants and leisure facilities, together with a mainline railway station offering regular services to London Marylebone and Birmingham. Junction 11 of the M40 is around 6 miles away, providing excellent road links to London, Oxford, Birmingham and beyond.

Offered to the market with no onward chain, this wonderful character home presents an excellent opportunity for buyers seeking village living with generous accommodation and convenient access to major transport links.

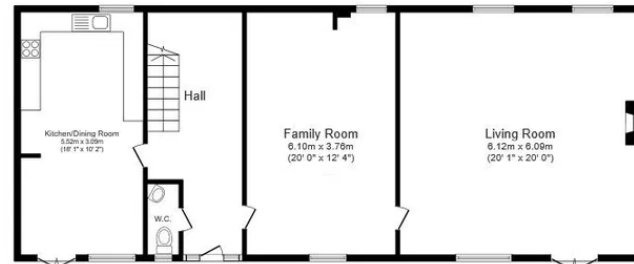
Freehold. Semi-detached. Not listed. Conservation area. EPC band TBC. Council tax band D. Mains gas, electricity, water, and drainage. Gas to radiator central heating. Traditional solid brick and stone construction with slate roof. Superfast broadband (1,000 Mbps) available. "Good mobile phone coverage" (O2). No restrictions. Level access. Very low risk of flooding. Driveway parking for two large vehicles and double garage to the rear of the property.



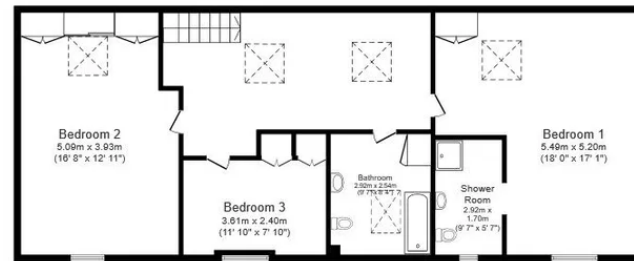




Garage



Ground Floor



First Floor

Total floor area: 221.2 sq.m. (2,381 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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