



BOW COTTAGE, 2 BANBURY ROAD, CHIPPING WARDEN, OX17 1LF

DEBBIE COX
Your personal estate agent **exp** UK

**Bow Cottage,
2 Banbury Road,
Chipping Warden,
Banbury,
OX17 1LF
Guide Price: £485,000**

A beautifully maintained character cottage with wonderful original features, versatile accommodation and a private rear garden. Bow Cottage is a beautifully maintained character cottage which has been owned by the current owner for approximately 25 years and has benefited from a number of thoughtful improvements and alterations during that time. The layout of the ground floor has been particularly well considered, with the original kitchen and dining room adapted to create a wonderful kitchen/breakfast room with a separate utility area, providing a practical and sociable space for modern family living. The property retains a wealth of original charm and character, whilst incorporating the modern amenities required for comfortable day-to-day living. Exposed painted ceiling beams and timbers, quarry tiled flooring, hardwood doors, deep window sills and a feature brick-built open fireplace combine beautifully with the more contemporary elements of the accommodation.

VIEWINGS

Strictly by Appointment. Contact your local EXP Agent, Debbie Cox on 0777 301 7523 or email debbie.cox@exp.uk.com



GROUND FLOOR

Entrance Hall

A hardwood door opens into the spacious and welcoming entrance hall, which immediately sets the tone for the character found throughout the property. The hall features a quarry tiled floor, double glazed window to the front elevation, exposed painted ceiling beams and a charming window seat. Stairs rise to the first floor, with doors leading through to both the kitchen/breakfast room and sitting room.

Sitting Room

A particularly characterful and comfortable reception room with a double glazed window to the front elevation and a panelled window seat beneath. Double glazed French doors open directly onto the rear garden terrace, creating a lovely connection between the house and garden. A wonderful brick-built open fireplace provides a focal point to the room, complemented by exposed painted ceiling beams and timbers.

Kitchen/Breakfast Room

Originally comprising a separate dining room and smaller kitchen, this part of the property has been thoughtfully adapted to create a generous and wonderfully versatile kitchen/breakfast room. Double glazed windows overlook both the front and rear elevations, with a double glazed stable-style door providing direct access to the rear garden. The kitchen is fitted with a range of base and eye-level units incorporating cupboards and drawers, together with a Rangemaster gas cooker which provides an attractive focal point. A tiled splashback complements the cooking area, whilst the painted exposed ceiling timbers and hardwood flooring add further character. There is ample space for a dining table, making this a particularly sociable room and a natural heart of the home.

Utility Area

Accessed around the corner from the main kitchen area, the utility provides a useful and versatile additional space. A double glazed window overlooks the rear garden, and there is space for a fridge/freezer, washing machine and dishwasher. Fitted base units provide useful storage, with a worktop surface incorporating a butler-style sink and tiling to the splashback areas. A further work surface has base-level units beneath, including a wine chiller, whilst a full-height storage cupboard provides additional useful storage.





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FIRST FLOOR

Landing

The first floor landing provides access to all three bedrooms and the family shower room. A large loft access hatch provides access to the substantial roof space. A double glazed window overlooking the rear garden allows plenty of natural light into the landing, whilst the deep sill adds further character. An airing cupboard houses the hot water tank, with a further cupboard housing the gas fired boiler.

Bedroom One

An extremely good-sized bedroom extending across the full depth of the property, with double glazed windows to both the front and rear elevations allowing plenty of natural light. The room is fitted with a full range of built-in wardrobes, providing ample hanging and enclosed storage.

Bedroom Two

A good-sized bedroom with a double glazed window overlooking the front elevation. The chimney breast provides an attractive feature, with useful alcoves to either side.



Bedroom Three

A further bedroom with double glazed window to the front elevation. Built-in wardrobes are positioned to the side of the chimney stack, with a further built-in wardrobe within the alcove, providing useful storage.

Shower Room

A modern shower room with an obscure double glazed window to the rear elevation, complete with a deep sill which adds to the character of the room. The suite comprises a WC, pedestal wash hand basin and a large walk-in shower cubicle with shower attachment. There is tiling to half-wall height, together with a heated towel rail and a small loft access hatch.

OUTSIDE

Rear Garden

The rear garden is a particularly attractive feature of Bow Cottage, enjoying a private aspect and offering a good combination of paved entertaining space, lawn and established planting.

Immediately adjoining the rear of the property is a paved patio area extending across the full width of the cottage. This provides a lovely space for outdoor entertaining and alfresco dining and is complemented by a mature wisteria growing over the rear wall of Bow Cottage, adding further character and interest.

The patio is separated from the remainder of the garden by a low-level brick wall. There is gated access to the side, leading to the shared access to the front of the property. Steps rise from the patio to the remainder of the rear garden, which is predominantly laid to lawn and includes a further paved seating area with a pergola over, together with two raised beds. The main garden is enclosed by a stone wall to one side and a brick wall to the other, providing a good degree of privacy. A garden shed positioned at the top of the garden provides useful additional storage.

Outbuilding

Situated adjacent to the rear of the property and accessed from the patio is a useful outbuilding, which benefits from both light and power. Currently used to house a freezer, tumble dryer and fridge, the outbuilding also has shelving providing useful additional storage space.

The Property

Bow Cottage offers a lovely combination of period character and practical modern living, having been carefully maintained and thoughtfully adapted by the current owner over many years. The generous kitchen/breakfast room, separate utility area, three well-proportioned bedrooms and attractive private rear garden provide a particularly versatile home, whilst the retained character features throughout give the property its individual charm and appeal.

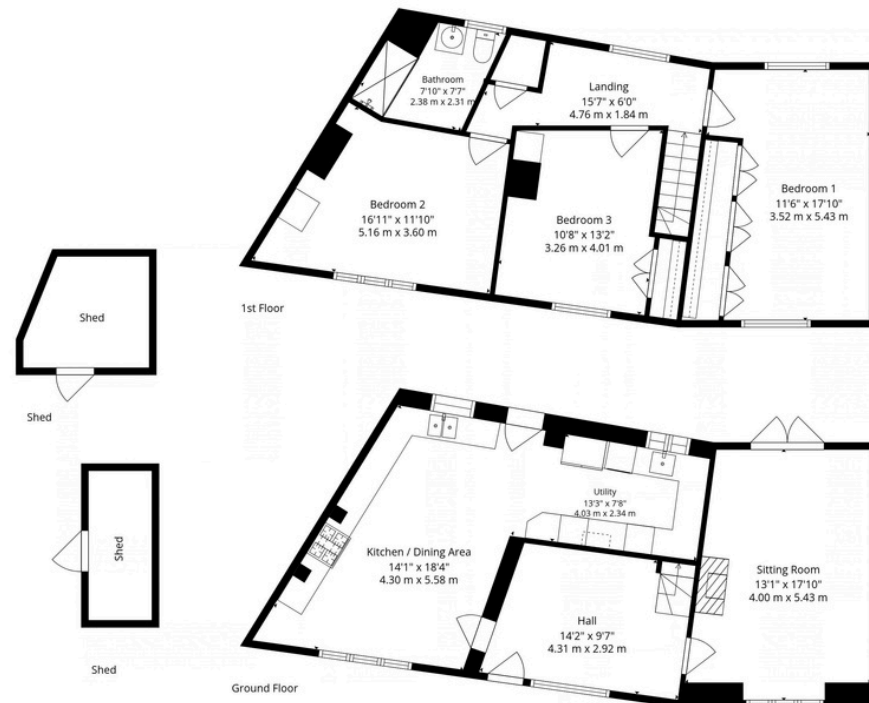


Chipping Warden is an attractive and historic village situated in the rolling South Northamptonshire countryside close to the Oxfordshire border. It was a market settlement, reflected in its name, with the village retaining much of its traditional character through its stone-built cottages, period homes and historic parish church. Located about 6–8 miles (roughly 10–15 minutes by car) northeast of Banbury railway station, with direct access via the A361. It sits close to the strategic road network, being only a few miles from Junction 11 of the M40 motorway (providing fast links to London, Birmingham and the Midlands), while the A361 also connects north towards Daventry and the wider M1 corridor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

England & Wales EU Directive 2002/91/EC

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Only fixtures and fittings mentioned in these particulars are included in the sale, all other items are specifically excluded. Photographs and other media are provided for general information and items shown are not included in the sale unless specified in the sale particulars. Where property alterations to the property have been undertaken, buyers should check that relevant permissions have been obtained. None of the fixtures, fittings, services and appliances have been tested by the agent, are not certified or warranted in any way and therefore no guarantee can be given that they are in working order. Floorplans are provided for reference only and measurements are approximate. Purchasers are responsible to make their own enquiries with the appropriate authorities in relation to the location, adequacy and availability of mains water, electricity, gas, drainage and any other services. If you have any particular questions, let us know and we will verify it for you. These particulars do not constitute all or part of a contract. The full EPC report can be located at <https://find-energy-certificate.service.gov.uk/energy-certificate/8500-6213-0122-6623-3363> or contact the agent for a copy in PDF format.



Shed: 0 sq. Ft, 0 M2, Ground Floor: 596 sq. Ft, 55 M2, Shed: 0 sq. Ft, 0 M2, 1st Floor: 701 sq. Ft, 65 m2
Excluded Areas: Shed: 111 sq. Ft, 10 M2, Utility: 95 sq. Ft, 9 M2, Walls: 156 sq. Ft, 15 m2



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