



9 BYFIELD ROAD, CHIPPING WARDEN, OX17 1LE

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

**9 Byfield Road
Chipping Warden
Northamptonshire
OX17 1LE**

Guide Price: £365,000

This delightful two-bedroom cottage has been renovated to an exceptional standard, combining character and charm with modern comfort. Featuring an attractive inglenook fireplace, exposed beams, and a beautifully landscaped rear garden, the property offers a truly cosy and welcoming home.

Located in a well-connected village, the cottage benefits from excellent transport links, with Banbury railway station approximately seven miles away. Additional features include hardwood double-glazed windows, a well-insulated loft, a Worcester combination gas boiler, and column radiators throughout.



VIEWINGS

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



GROUND FLOOR

Entrance Porch

A practical entrance porch with traditional rush-mat flooring provides useful storage for coats before leading into the main living accommodation.

Lounge

The charming lounge centres around an attractive inglenook fireplace with a wood-burning stove, creating a warm and inviting atmosphere. Solid oak flooring, an exposed ceiling beam, and a front-facing double-glazed window enhance the room's character. A bespoke built-in shelving unit with cupboard storage and television space provides practicality, while an under-stairs cupboard offers additional storage. A step and door lead through to the kitchen.

Kitchen / Breakfast Room

This spacious and exceptionally well-equipped cottage kitchen features a continuation of the solid oak flooring and a comprehensive range of fitted base and

wall units. Integrated appliances include a wine chiller, slimline dishwasher, electric oven, gas hob with extractor hood, fridge, and freezer, with space provided for a washing machine. The breakfast area offers ample room for dining and enjoys a wonderful connection to the garden through double doors opening onto the patio. A rear-facing window overlooks the garden, while additional obscure-glazed side windows allow natural light to flood the room.

FIRST FLOOR

Landing

A dog-leg staircase rises from the lounge to the first-floor landing, which provides access to both bedrooms and the bathroom. A rear-facing window overlooks the garden. The loft is accessed from the landing and benefits from insulation, partial boarding, and a loft ladder.

Bedroom One

A bright double bedroom enjoying windows to both the front and rear aspects.

Bedroom Two

A beautifully presented bedroom with a front-facing double-glazed window and a recess to the chimney breast.

Bathroom

The well-proportioned bathroom has been stylishly fitted with a contemporary suite comprising a Fired Earth double-ended bath, separate large shower with rainfall shower head, WC, and a bespoke vanity unit incorporating a wash hand basin and useful storage. An obscure-glazed rear window provides excellent natural light. The bathroom also features underfloor heating and mood lighting.







OUTSIDE SPACES

Front

A shared pedestrian side access, used in conjunction with two neighbouring properties, leads to the rear garden.

Rear Garden

The beautifully landscaped rear garden enjoys a sunny aspect and provides a peaceful retreat. A pathway incorporating a feature pond leads to a patio area surrounded by a mature herb garden, ideal for outdoor dining and relaxation. The remainder of the garden is laid to lawn with well-stocked borders, a raised vegetable garden, and a variety of espalier-trained fruit trees. A further feature is a water irrigation system.

A brick-built shed benefits from electricity, together with additional external power points. There is also a substantial outbuilding with light and power connected, which may be available by separate negotiation.



LOCATION

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.

The village has a strong sense of community and benefits from a range of local amenities, including a village hall, parish church, public house, sports and recreation facilities, and a number of active community groups. Chipping

Warden has also received community funding associated with the HS2 project, helping to support local initiatives including improvements to recreational and play facilities, ensuring the village continues to invest in amenities for residents of all ages. Chipping Warden is particularly attractive to families due to the presence of Chipping Warden Primary Academy, a well-regarded village primary school catering for children aged 4 to 11. For secondary education, most children from Chipping Warden attend Chenderit School in nearby Middleton Cheney, approximately 3 miles from the village.

LOCAL AUTHORITY

West Northamptonshire Council

COUNCIL TAX

Band B

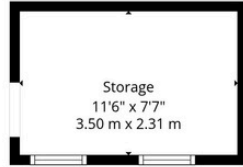
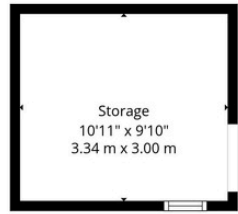
ENERGY PERFORMANCE

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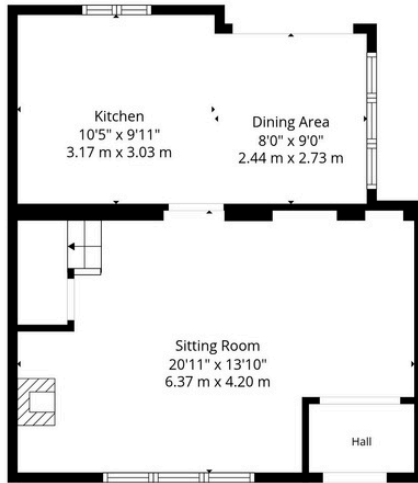
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Outbuildings



Ground Floor



1st Floor

Total: 878 sq. Ft, 82 m2

Ground Floor: 470 sq. Ft, 44 M2, Outbuildings: 0 sq. Ft, 0 M2, 1st Floor: 408 sq. Ft, 38 m2
 Excluded Areas: Storage: 195 sq. Ft, 18 M2, Walls: 114 sq. Ft, 10 m2

Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | 68 | |
| (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 | |



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Important Information

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/2231-1501-4712-0158-4176> or contact the agent for a copy in PDF format.

