

Agents Note

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

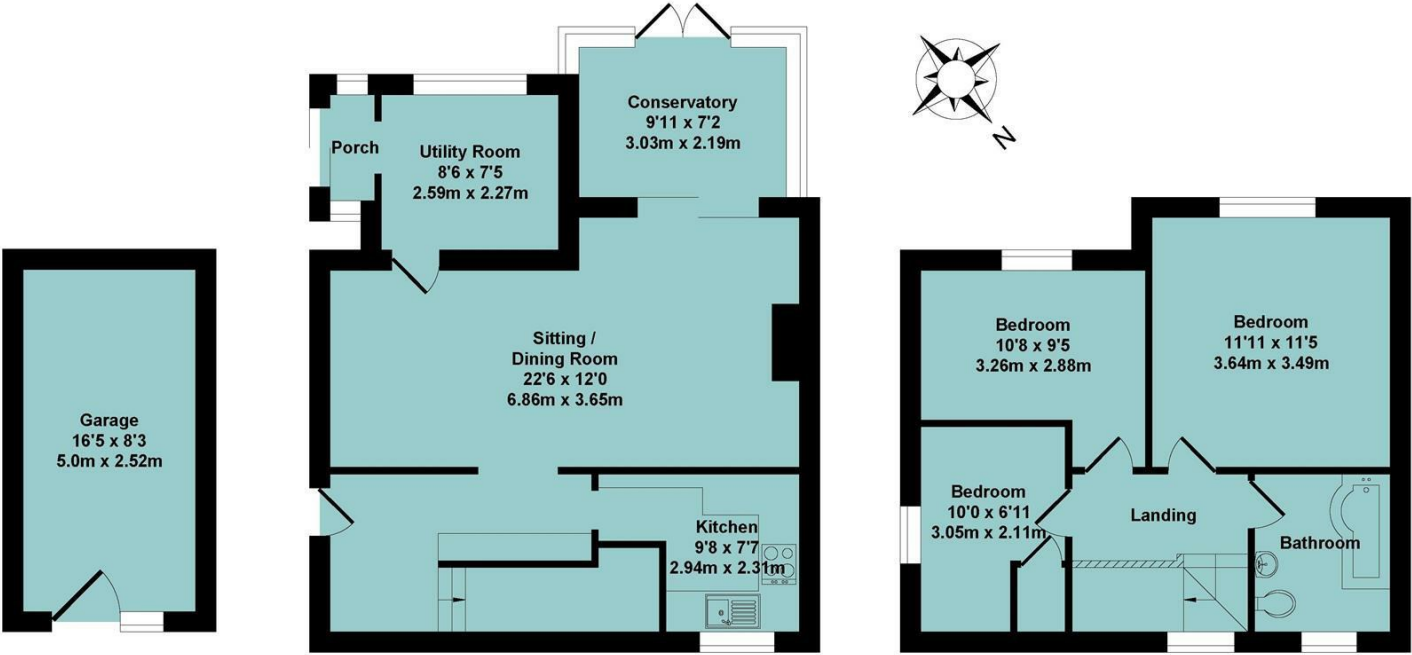
Referral fees

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.

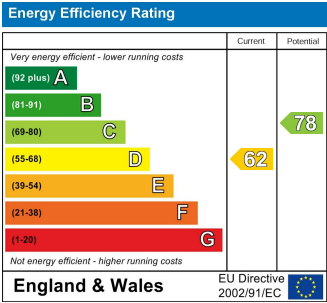
Garage  
Approx. Floor  
Area 136 Sq.Ft.  
(12.60 Sq.M.)

Ground Floor  
Approx. Floor  
Area 591 Sq.Ft.  
(54.90 Sq.M.)

First Floor  
Approx. Floor  
Area 420 Sq.Ft.  
(39.0 Sq.M.)



Total Approx. Floor Area 1147 Sq.Ft. (106.50 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"



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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit 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.



48 Arbury Banks  
Chipping Warden





48 Arbury Banks, Chipping Warden,  
Northamptonshire, OX17 1LU

Approximate distances  
Banbury 7 miles  
Brackley 14 miles  
Oxford 30 miles  
Banbury to London Marylebone by rail approx 55 mins  
Banbury to Oxford by rail approx. 17 mins  
Banbury to Birmingham by rail approx. 55 mins

A THREE BEDROOM FAMILY HOME THAT HAS BEEN GREATLY IMPROVED BY THE CURRENT OWNERS LOCATED IN A QUIET CUL-DE-SAC AND BENEFITING FROM MODERN FITTINGS THROUGHOUT AND FIELD VIEWS TO THE REAR.

Entrance hall, lounge/dining room, kitchen, utility, three bedrooms, family bathroom, conservatory, front and rear gardens. Energy rating D.

£300,000 FREEHOLD



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 first turning on the right into Hogg End and then the first turning on the right again into Arbury Banks. Bear left as the road splits and property will be found in the left hand corner.

Situation

CHIPPING WARDEN lies approximately 7 miles north east of Banbury and 12 miles south west of Daventry. Within the village amenities include a public house, parish church and primary school. There are hourly buses to Banbury, Daventry and Rugby. The village lies within the catchment area for Chenderit Secondary School at Middleton Cheney. 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.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

- \* Entrance hall with laminate flooring, openings to lounge and kitchen and stairs rising to first floor.
- \* Lounge/dining room with laminate flooring, ample space for lounge and dining furniture, doors to conservatory and door to utility.
- \* Kitchen access via hallway with laminate floor, base and eye level units with white worktops and white cupboard fronts. This was refitted in 2021. Integral oven with four ring electric hob and extractor over, integral dishwasher, integral under counter fridge, window to front and under stairs storage cupboard with inbuilt shelving.
- \* Utility access via lounge/dining room with modern units that match the kitchen, space and plumbing for washing machine, space for tumble dryer, under counter fridge, under counter freezer, window to rear, opening to small porch/boot room providing access to the rear garden.
- \* Conservatory access via lounge/dining room with laminate flooring and French doors to garden.
- \* Bedroom one is a large double bedroom with a window to rear with views over fields.
- \* Bedroom two is also a large double with a window to rear with views over fields.

- \* Bedroom three is a single with window to side with views over fields. Airing cupboard which houses the boiler and has built in shelving.
- \* Bathroom refitted in 2019 comprising a modern white suite with bath with shower over, WC, wash hand basin with vanity unit, tiled floors and part tiled walls, window to front.
- \* Loft is fitted with a loft ladder and has been split into three areas with partitions, it is mostly boarded and is very convenient for storage.
- \* The boiler was fitted in 2020 and since purchasing the property the vendors have also updated a lot of the electrics throughout the property adding in extra sockets and new wiring.
- \* Rear garden mostly laid to lawn with patio immediately outside the back doors, vegetable patch, gated side access, garage (storage only, no vehicular access) with power and light connected. The rear garden backs onto fields from the neighbouring farm which is quite often occupied by horses.

Local Authority

South Northamptonshire District Council. Council tax band B.

Services

All mains services are connected. The boiler is located in bedroom three.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: E

A copy of the full Energy Performance Certificate is available on request.

Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.