

16 Silver Street

Chacombe, OX17 2JR

ROUND & JACKSON

ESTATE AGENTS













A very well presented, three-bedroom, stone-built detached bungalow with a double garage, a private rear garden and located within the popular village of Chacombe, close to local schools and amenities. The property provides no onward chain.

The property

16 Silver Street, Chacombe is a very well presented, three-bedroom, stone-built detached bungalow located within the popular village of Chacombe. The property benefits from having an established rear garden, a double garage and comes to market with no onward chain. The property offers a large amount of living space over ground floor level and is well laid out. There is an entrance hallway, W.C Shower room, sitting room, dining room, garden room, kitchen, three-bedrooms and a bathroom. Outside to the rear there is a paved patio adjoining the house which leads onto a well established garden, with many well chosen trees, bushes and shrubs. To the front there is a large tarmac driveway providing parking for several vehicles and there is also a further established garden. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

Entrance Hallway

Doors leading into the sitting room and W.C which has a fitted shower.

W.C Shower Room

Fitted with a white suite comprising of a corner shower, toilet and wash basin. Attractive tiled splash backs and tiled flooring throughout.

Sitting Room

A spacious sitting room with a full height window to the front aspect, a door leading into the rear lobby and the sitting room is semi-open plan leading into the dining room.

Dining Room

A good size dining room with doors leading into the garden and a further door leading into the kitchen. This area could be re-configured, subject to the necessary planning permissions and building regulations, to create a large open plan entertaining space.

Kitchen

Fitted with a range of shaker style, beech coloured cabinets with worktops over and tiled splash backs. There is a Bosh double oven, space and plumbing for a dishwasher along with a four-ring, LPG gas hob with extractor hood over. There is a sink and drainer, a window to the front aspect, wooden flooring, space and plumbing for a fridge-freezer and two useful built-in shelved cupboards.

Garden Room

A very bright and airy addition to the property with tiled flooring and space for a table and chairs along with a door leading into the utility room and garages.

Utility Room

A useful area with a sink, a built-in cupboard, space and plumbing for a washing machine, and a door leading into the garages.

Double Garage

A double garage with power and lighting providing plenty of storage space. The oil fired boiler is located here and there is a door leading into the rear garden.

Rear Lobby

Doors leading to all bedrooms and the bathroom and there is a useful storage cupboard. Loft hatch to the roof space which is boarded and there is a light and ladder fitted.

Bedroom One

A good size double bedroom with fitted wardrobes, and there is a window to the rear aspect.

Bedroom Two

A double bedroom with fitted wardrobes and a window to the rear aspect.





Bedroom Three
A single bedroom with a built-in cupboard and a window to the side aspect.

Bathroom
Fitted with a modern white suite comprising of a panelled bath, toilet and wash basin, with vanity storage beneath. There is floor to ceiling wall tiling and tiled flooring throughout.

Outside
To the rear of the property there is a paved patio area which leads onto a lovely established garden with gravelled areas, and there are many trees and shrubs and the garden offers a large amount of privacy. To the front of the property there is a large tarmac driveway which provides parking for several vehicles. There is a further established lawned garden with established bushes and trees to the front of the property. Personnel door leading into the garage along with two up-and-over garage doors. To the side of the property there is a paved area which offers some useful storage space and the oil tank, and LPG bottles, are located here.

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. As you enter the village bear left towards the Pub and then turn immediately left into Silver Street. Number 16 will be found on your right hand side shortly after the road bends to the right.

Services
Mains water, electricity and drainage. Oil-fired central heating. The oil-fired boiler is located in the garage.

Local Authority
West Northants District Council. Council tax band E.

Tenure
A freehold property.

Viewing Arrangements
By Prior arrangement with Round & Jackson.

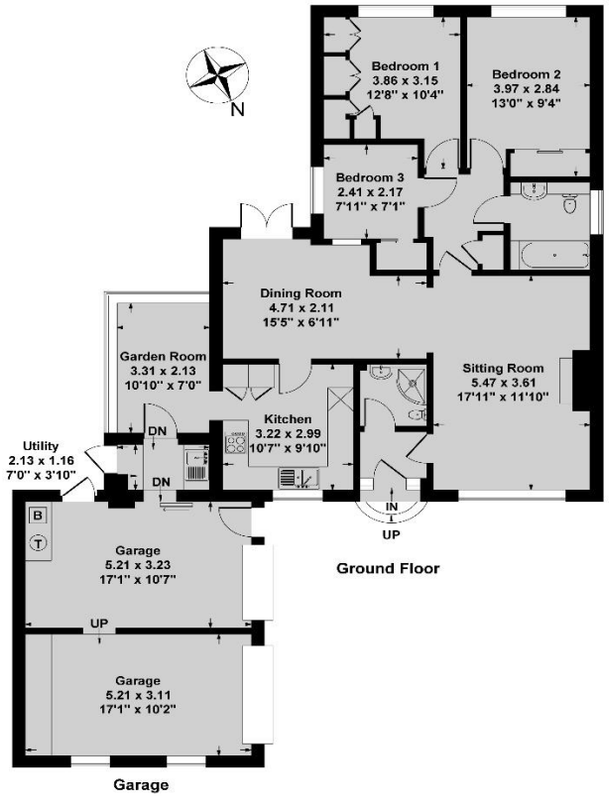
Asking Price: **£470,000**











Ground Floor Approx Area = 100.02 sq m / 1077 sq ft
Garage Approx Area = 33.81 sq m / 364 sq ft
Total Area = 133.83 sq m / 1441 sq ft

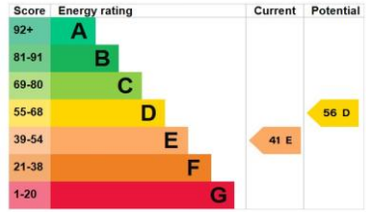
Measurements are approximate, not to scale,
illustration is for identification purposes only.

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