



17 Polars Road, Chacombe, Banbury, Oxon OX17 2JY  
£405,000 Freehold

Stanbra  
Powell | Estate Agents  
Valuers  
Property Lettings





*An extremely well presented detached house enjoying favoured location within sought after village.*

**Entrance hall | Living room | Kitchen/diner | Utility | Cloakroom/WC | Master bedroom with en-suite | Three further first floor bedrooms | Shower room | Gardens to front and rear | Garage/store | Block paved driveway**

Offered with no onward chain, a four bedroom detached house having been considerably updated by the present vendor. The property is located in this popular West Northants village approximately 4 miles east of Banbury.

#### Ground Floor

Canopy porch.  
Front door.

**Entrance hall:** Stairs rising off to first floor.

Door through to living room.

**Living room:** Feature fireplace with inset living flame electric fire. Box bay window to front aspect. Laminate flooring. Walkway through to kitchen.

**Kitchen:** Comprising of contemporary white fronted wall and base units. Complementary work surfaces. Integrated Zanuzzi stainless steel oven. Zanuzzi electric hob. Integrated extractor. Space for fridge/freezer. Integrated slim-line dishwasher. Window overlooking garden. Double glazed doors giving access to garden. Sliding door giving access to utility.

**Utility:** Floor mounted oil fired boiler. Space for fridge/freezer. Laundry cupboard with free space and plumbing for washing machine.

**Cloakroom:** Low level WC. Wall hung handbasin. Tiling to splashback areas.

From the utility door to **small garage/store**. Double doors to front. Power and light connected.

#### First Floor

**Landing:** Access to loft. Airing cupboard housing hot water tank and immersion heater.

**Master bedroom:** Laminate flooring. Double glazed window to front. Access to loft which is partly boarded with a light. Door to en-suite.

**En-suite:** Feature free standing bath with mixer tap shower. Handbasin with inset vanity unit. Low level WC. Complementary tiling to splashback areas. Heated towel rail.

**Bedroom two:** Double bedroom to front aspect.

**Bedroom three:** Double bedroom to rear aspect.

**Bedroom four:** Single bedroom to front aspect.

**Shower room:** Contemporary white suite comprising of shower cubicle with thermostatic shower, handbasin with inset vanity unit. Tiling to splashback areas. Heated towel rail.

#### Outside

**Rear garden:** Enclosed by close board fencing. Laid to lawn. Flower beds, shrubs and bushes. Decking area. Outside tap. Access front to back via pathway and gate. Outside powerpoint. The gardens measures approximately 35 ft in length.

**Front:** **Block paved driveway** providing off road parking for two/three vehicles.

#### Agents Note

Radiators in all rooms with exception of bedroom two which has underfloor heating.  
The property benefits from double glazing.

**Chacombe** can be found 3 miles North East of Banbury, conveniently located for the M40 (J11). There is a primary school, public house and church. Further amenities can be found in the nearby village of Middleton Cheney which is just 2 miles away.

Services: All  
Authority: South Northants

Council Tax Banding: D

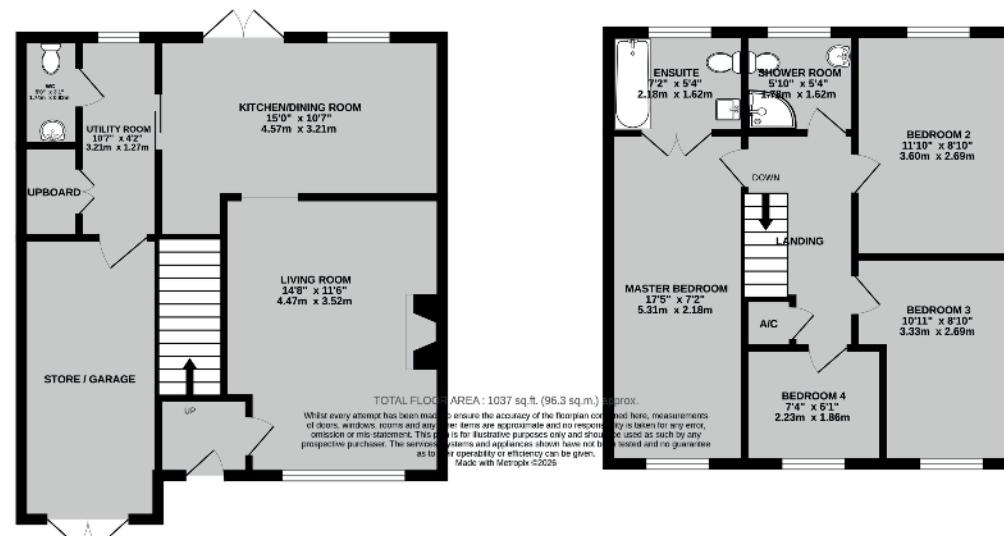
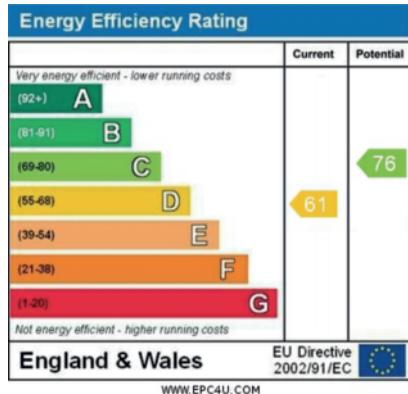






GROUND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.

1ST FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



**Important Agent's Note** All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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