

### 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

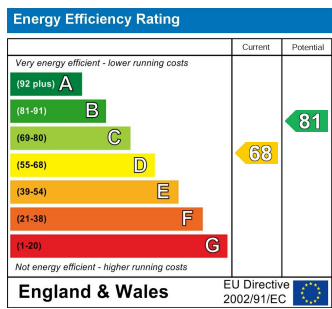
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Ground Floor First Floor

Ground Floor Approx Area = 72.75 sq m / 783 sq ft  
 First Floor Approx Area = 64.88 sq m / 698 sq ft  
 Total Area = 137.63 sq m / 1481 sq ft

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



3 Culworth Road  
 Chipping Warden



3 Culworth Road, Chipping Warden,  
Oxfordshire, OX17 1LB

Approximate distances

Banbury 7.5 miles  
 Daventry 11 miles  
 M40 motorway (J11) 6.5 miles  
 M1 motorway (J16) 24 miles  
 Banbury to London Marylebone by rail approx 65 mins  
 Banbury to Oxford by rail approx. 17 mins  
 Banbury to Birmingham by rail approx. 55 mins

**A GRADE II LISTED FOUR BEDROOM COTTAGE  
 LOCATED IN THE POPULAR VILLAGE OF CHIPPING  
 WARDEN**

**Hallway, living room, kitchen, study, snug, four  
 bedrooms, family bathroom, low maintenance rear  
 garden, on street parking. Energy rating D.**

**£425,000 FREEHOLD**



**Directions**

From Banbury proceed in a northerly direction toward Daventry (A361). After approximately 7 miles Chipping Warden will be reached. Take the second turning on the right hand side. Continue along this road and just as the road bends to the left take a right hand turning onto Culworth Road where the property will be found after a short distance on the left hand side.

**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:

- \* A charming four bedroom Grade II Listed cottage.
- \* Character features throughout to include exposed stone walls, beams and exposed floorboards.
- \* Partly Hornton Stone.
- \* Walking distance to local pub.
- \* Entrance hall with flagstone floor.
- \* Cosy living room with open fire, wooden beams and window to front.
- \* Kitchen comprising of wall and base mounted units with tiled flooring, integrated oven and gas hob, fridge freezer, sink, exposed beams, ample space for table and chairs, inglenook housing the decommissioned Rayburn, door opening to the stairs.
- \* Study with flagstone flooring and built-in desk unit.
- \* Spacious snug with window overlooking the rear garden.
- \* First floor landing with built-in shelving and exposed stone wall.
- \* Very spacious master bedroom with exposed wood beams and window to the front, ample space for wardrobes and drawers.
- \* The second bedroom is a also a double with window

overlooking the rear garden, wood flooring and door leading to the fourth bedroom which benefits from dual aspect windows.

\* Further bedroom currently being used as an office with window seat, window to front, exposed wood beam, and access to cupboard housing the boiler.

\* Family bathroom comprising roll top bath, WC, wash hand basin and window.

\* Low maintenance rear garden with ample space for table and chairs and access to outside store.

\* On street parking,

\* All mains services are connected. The gas fired boiler is located in a cupboard in the third bedroom.

\* West Northants District Council. Council tax band D.

**Viewing**

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

**Energy rating: D**

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.