



36 Hogg End, Chipping Warden, Banbury, Oxon OX17 1LY  
£400,000 Freehold

**Stanbra  
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Property Lettings





## *Extremely well presented three bedroom detached village home.*

Entrance hall | Downstairs cloakroom | Refitted kitchen | L-shaped living/dining room | Garden room | Utility room | Garage storage | Three bedrooms, en-suite to master | Bathroom | Pleasant rear garden | Driveway

Located in the much sought after village of Chipping Warden is this extremely well presented three bedroom detached home. The property benefits from a refitted kitchen, good size L-shaped living/dining room, a garden room, utility, downstairs cloakroom, as well as three bedrooms, with an en-suite to the master and family bathroom. Outside the property has a landscaped rear garden, as well as driveway parking for approximately three vehicles.

### Ground Floor

Covered porch.  
Composite front door into an entrance hall.

**Entrance hallway:** Tiled flooring. Radiator.

**Cloakroom:** Refitted two piece white suite comprising low level WC and washhand basin with tile splashback. UPVC double glazed obscured window to the side aspect. Tiled flooring.

**Kitchen:** Replaced in 2023 by the current owners, a range of high gloss integrated handle units with laminate quartz effect worktop. Built-in sink unit, as well as induction hob with extractor above and oven. Slim-line Bosch dishwasher. Built-in fridge. Tiling to splashback areas. Two UPVC double glazed windows to front and side aspects. Radiator. Sunken spotlights.

**L-shaped living/dining room:** Sitting area, excellent space with UPVC double glazed windows to front and rear aspects. Radiator. The dining area, space enough for good sized table and chairs. Radiator. Good sized understairs storage. Black frame aluminium door leads to garden room.

**Garden room:** The garden room roof is designated as a lightweight warm roof as its designed and installed to be very well insulated. UPVC double glazed windows on all sides with double doors opening up onto a rear patio. Two Velux windows. Sunken spotlights. Tiled flooring. Door leading to utility room.

**Utility:** (Formerly part of the garage) Range of base and eye level units. Space and plumbing for washing machine, dryer, and a full height fridge/freezer, as well as a built-in sink unit. Door leading to what remains of the garage with electric roller door. Tap, power and light connected.

### First Floor

**Landing:** Large UPVC double glazed window overlooking rear garden. Doors to all first floor accommodation. Airing cupboard housing hot water tank.

**Master bedroom:** Good size double bedroom with UPVC double glazed window to front aspect with some views over open countryside. Radiator.

**En-suite:** Refitted white suite comprising low level WC, washhand basin with built-in storage underneath. Tiling to splashback areas. Single shower cubicle with shower over. Heated towel rail. UPVC double glazed obscured window to the front aspect.

**Bathroom:** Three piece white suite comprising low level WC, washhand basin, a tiled panel bath with central mixer tap and a shower attachment over, as well as electric shower. Tiling to splashback areas. Wall mounted heated towel rail. Tiled flooring. New UPVC double glazed obscured window to rear aspect.

**Bedroom two:** Good sized double bedroom with UPVC double glazed window to the front aspect. Radiator.

**Bedroom three:** Single bedroom with UPVC double glazed window overlooking the rear garden. Radiator.

### Outside

**Front:** Tarmac driveway for approximately three vehicles. Raised flower bed and mature tree. Bin storage. Gated side access. Steps leading to front door, which is flanked either side by shingle areas.

**Rear garden:** Large paved patio area with some raised flower beds. The rest of the garden is mostly laid to lawn with sleeper steps leading to lawned area and a secondary seating area at the very rear, flowering borders surrounding. The garden is mainly enclosed by timber panel fencing, gated side access. Outside lighting, and outside tap.

### Agents Note

The current owners have solar panels at the front of the property. This achieves approximately £700 a year. Windows and doors were all replaced in 2022. The boiler was installed in 2021, the boiler and heating system is maintained annually and signed off. The fuse board was installed 2021.

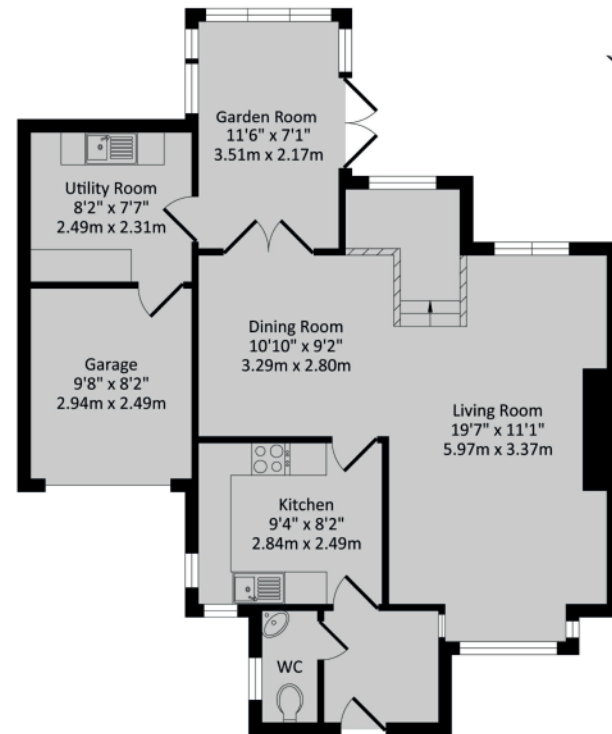
Services: All Council Tax Banding: D  
Authority: South Northants Council



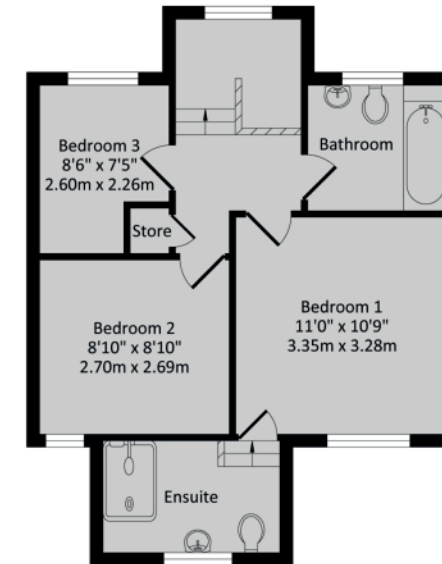


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	81
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Ground Floor  
686 sq.ft. (63.70 sq.m.) approx.



First Floor  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1127 sq.ft. (104.70 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**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.

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