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Publication name: BYFIELD ROAD 1, CHIPPING WARDEN, Page: 1



‘Elm Tree Cottage’ 1 Byfield Rd, Chipping Warden, Banbury
OX17 1LE ‘Guide Price’ £500,000 Freehold

Stanbra Powell
Estate Agents
Valuers
Property Lettings

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A double fronted period cottage providing a wealth of character, complemented by a private rear garden and substantial garden office.

Spacious entrance hall |Ground floor cloakroom/WC | Living room |Separate dining room | Kitchen/breakfast room |Further reception room | Three first floor bedrooms | Bathroom | Mature and established rear garden | Substantial garden office | On street parking |Wealth of character and charm

Located within this West Northants village within 6 miles north/east of Banbury, a three bedroom period cottage offered in excellent decorative order throughout providing spacious and versatile accommodation.

Ground Floor

Canopy porch.
Front door.

Spacious entrance hall: Stairs rising off to first floor. Two store cupboards. Useful understairs storage cupboards. Exposed beams.

Cloakroom: White suite comprising of low level WC and wall hung handbasin with inset vanity unit. Tiling to splashback areas. Extractor fan.

Living room: To front aspect. Tongue and groove wood flooring. Double doors giving access to further reception room.

Separate dining room: Two windows to front aspect. Exposed beams.

From the hallway door to kitchen/breakfast room.

Kitchen/breakfast room: Comprehensive range of contemporary Shaker style wall and base units. Corian work surfaces. Stainless steel bowl and a half sink unit. Integrated stainless steel microwave, oven and grill, two integrated fridge/freezers, integrated dishwasher and integrated washing machine. Integrated 6 ring gas hob with canopy extractor. Wine fridge. Cupboard housing Worcester combination boiler. Feature island and breakfast bar. Exposed beams. Exposed floorboards. Windows overlooking garden. Walkway through to further reception room.

Further reception room: Also access via living room. Feature log burner. Vaulted ceiling with exposed beams. Velux windows. Tiled flooring. Bi-fold doors giving access to the garden.

First Floor

Landing: Galleried landing with Velux window. Exposed beams.

Master bedroom: Generous double bedroom with semi-vaulted ceiling. Window overlooking garden. Velux window. Range of fitted wardrobes. Exposed beams.

Bedroom two: Double bedroom with fitted wardrobes. Window to front. Velux window to rear. Handbasin with vanity unit. Exposed beams.

Bedroom three: Double bedroom to front aspect. Fitted wardrobes. Exposed beams

Bathroom: Comprising of feature freestanding bath with mixer tap shower, handbasin with vanity unit, low level WC and separate fully tiled shower cubicle. Extractor fan. Recessed spotlights. Velux window. Exposed beams.

Outside

Rear garden: Fully enclosed by brick and stone walling giving a good degree of privacy. Fully stocked with flowers, shrubs and bushes. Patio area. Steps up to main section of the garden which is laid to lawn, further patio area, flowers,. Shrubs and bushes. Hardstanding for shed. Outside tap. The garden measures 40 ft. Access front to back via wooden gate and pathway. To the rear of the garden are double doors leading to substantial garden office (with the potential to be a self-contained Annexe).

Garden office: Brick construction with a tiled roof.
Double doors. Fully plastered room. Window overlooking garden. Recessed spotlights. Light, power and water connected. Sink and a range of wall and base units. Office area and living area (potential for a bedroom). Sliding door giving access to Wet room.
Wet room: Electric shower, wall hung handbasin and low level WC. Heated towel rail. All walls and floor are fully tiled. Extractor fan. Access to loft.

Agents Note

On street parking. Immediately in front of the property is a lay-by although is not allocated to the cottage the present vendors have used this lay-by for parking a vehicle in excess of 25 years.

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







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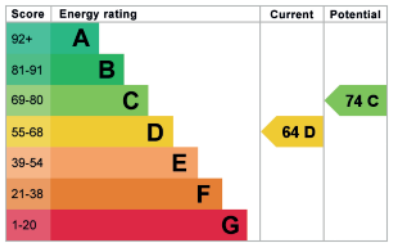




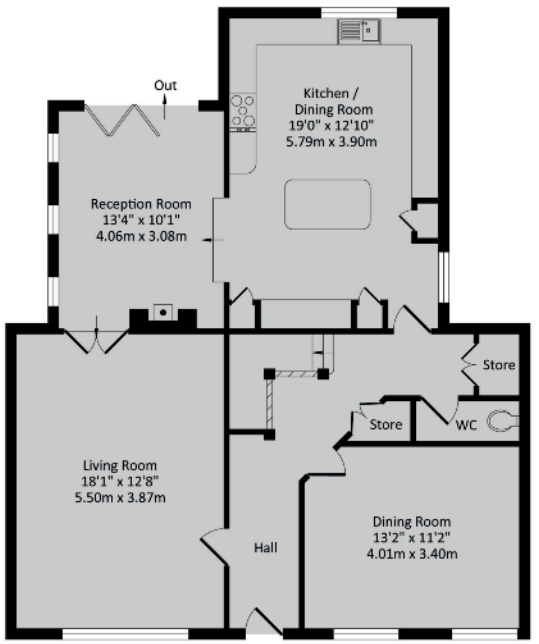




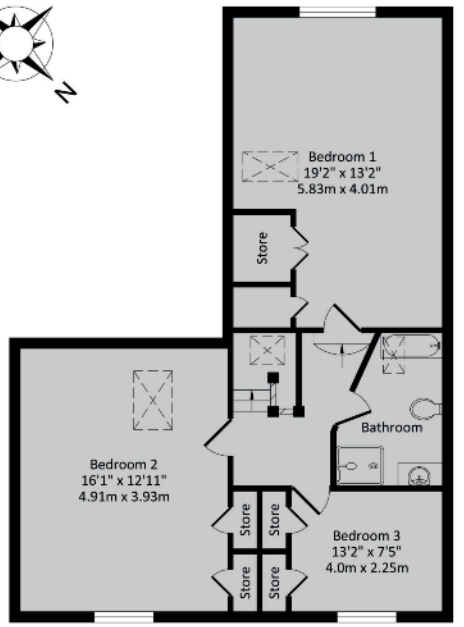
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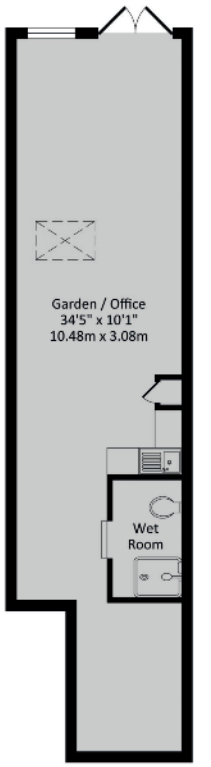
Ground Floor
945 sq.ft. (87.80 sq.m.) approx.



First Floor
675 sq.ft. (62.70 sq.m.) approx.



Garden / Office
407 sq.ft. (37.80 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 2027 sq.ft. (188.30 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.

Viewing: Through appointment with Stanbra Powell

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