



40 Poplars Road, Chacombe OX17 2JY

Guide Price **£475,000**

**Hatfield
Shaw & Co**
INDEPENDENT ESTATE AGENTS



Bedrooms: 4

Bathrooms: 2

Receptions: 3

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Hatfield Shaw & Co are delighted to bring to the market this spacious four-bedroom family home, situated at the end of a quiet cul-de-sac in the ever-popular village of Chacombe, within easy reach of both Brackley and Banbury. The property has been significantly extended with a large double-storey rear addition and is being offered for sale with no upper chain.

The flexible living accommodation is well-balanced and ideal for family life. To the front, the sitting room enjoys a bright outlook and opens through to the dining room and its ample built in storage. This in turn flows into a light and airy family room overlooking the rear garden, creating a sociable and versatile living space which is open-plan to the kitchen. The kitchen is fitted with a comprehensive range of units and is well positioned alongside a generous utility room, which provides access to both the rear garden and the integral garage. A downstairs cloakroom and entrance porch completes the ground floor accommodation.

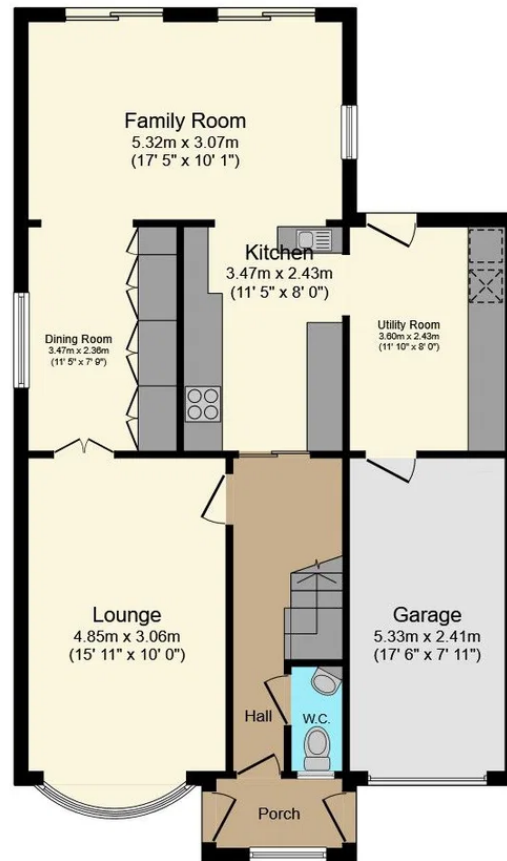
Upstairs, there are four well-proportioned bedrooms, three of which are comfortable doubles. The principal bedroom benefits from its own ensuite and dressing area. A spacious family bathroom serves the remaining bedrooms.

Outside, the rear garden has been designed for ease of maintenance, featuring artificial lawn and multiple seating areas, including a covered patio, a large paved terrace, and a further seating area, ideal for entertaining and outdoor living. Gated side access leads to the front, where there is driveway parking for three vehicles.

Freehold. EPC TBC. Council tax band E. Mains electricity, water, and drainage. Oil to radiator central heating. Driveway parking for three vehicles. Link detached. Standard construction. Ultrafast broadband (1,000Mbps) available. "Good mobile phone coverage" (O2). No restrictions. Very low risk of flooding.

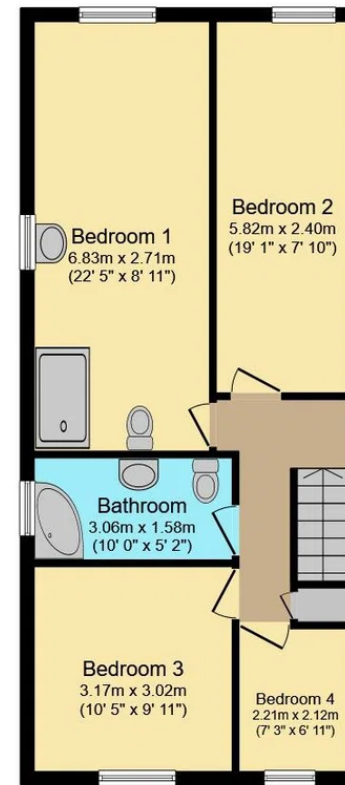






Ground Floor

Floor area 80.8 sq.m. (869 sq.ft.)



First Floor

Floor area 56.3 sq.m. (606 sq.ft.)

Total floor area: 137.1 sq.m. (1,476 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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