



Ladyship Cottages, Appletree Road, Chipping Warden, OX17 1LQ

DEBBIE COX
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Ladyship Cottages
Appletree Road
Chipping Warden
Banbury
Northamptonshire
OX17 1LQ

Guide Price: £360,000

A delightful two-bedroom stone cottage, full of charm and character, offering well-presented accommodation together with a beautifully landscaped rear garden, detached garage, useful stone outbuilding and off-road parking. The property is offered in excellent order throughout and retains a wealth of attractive period features, including thick walls, deep window sills, exposed ceiling timbers and beams, together with a particularly characterful Inglenook fireplace to the sitting room, incorporating a feature bread oven and red oven. The accommodation is arranged over two floors and provides a comfortable kitchen,, downstairs cloakroom, charming sitting room, two bedrooms and a modern shower room. Outside, the property benefits from an attractive frontage and a beautifully designed rear garden, with a number of distinct areas providing plenty of opportunity for sitting, entertaining and enjoying the established planting. The detached garage and separate stone outbuilding provide particularly useful additional space, with the latter offering potential for use as an office, hobby room or similar, subject to any necessary permissions.

VIEWINGS

Strictly by Appointment. Contact your local EXP Agent, Debbie Cox on 0777 301 7523 or email debbie.cox@expuk.com



GROUND FLOOR

Kitchen

A hardwood door leads from the front of the property into the kitchen, which has a lovely characterful feel with its thick walls, deep sills and painted artificial beams to the ceiling. There are two double-glazed windows to the rear elevation, overlooking the garden, and the kitchen is fitted with a range of base and eye-level units with worktop surface over and an enamel sink. Integrated and built-in appliances include an electric hob with extractor hood and Neff double oven, together with space for a washing machine, fridge and freezer. There is tiling to the splashback areas and tiled flooring, with an inset rush mat providing a practical entrance area. An archway leads through to an additional area, providing a useful full-height storage cupboard.

Downstairs Cloakroom

Double-glazed window to the rear elevation, WC with useful shelf over.

Sitting Room

A particularly charming and characterful room, centred around an attractive Inglenook fireplace of brick construction, incorporating a feature bread oven, together with a wood-burning stove.

The room has original exposed ceiling timbers and a bow window to the front elevation, creating an attractive focal point. A further double-glazed window to the side elevation features an attractive window seat. There are wall light points and a cupboard to the side of the fireplace provides additional storage. A door leads through to the staircase, which rises to the first floor.

FIRST FLOOR

Landing

The first-floor landing provides access to both bedrooms and the shower room. A cupboard over the stairs houses the electric meter, with a further cupboard to the top of the stairs providing additional storage space. There is also a useful airing cupboard, offering ample storage with shelving, hanging space and a radiator.

Bedroom One

An attractive, characterful bedroom with a double-glazed window to the front elevation, incorporating a useful window seat. There is a built-in range of wardrobes providing ample hanging space, together with an exposed ceiling timber, continuing the character found throughout the property.

Bedroom Two

A further bedroom with a double-glazed window overlooking the rear garden. There is access to the loft space, with a fitted ladder providing convenient access.

Shower Room

The modern shower room has a double-glazed window to the rear elevation overlooking the garden and is fitted with a contemporary suite comprising a WC and wash hand basin set into a vanity unit with storage beneath. There is a separate separate good sized shower cubicle with full-height tiling and a traditional heated towel rail. The ceiling follows the roof line. A further cupboard provides additional storage and incorporates a worktop surface with shelving over.

OUTSIDE

Front

The property has an attractive frontage, enclosed by a wrought iron fence with established shrubs growing around the boundary. A wrought iron gate leads down steps to the front door, with well-established planted borders containing a variety of shrubs and flowers. A gravelled and paved pathway leads around the side of the property. An attractive porch beneath a tiled roof providing shelter to the main entrance door.



A gate provides access through to the rear garden.

Rear Garden

The beautifully landscaped rear garden is a particular feature of the property and is of good proportions, having been thoughtfully arranged into a number of distinct areas. Immediately to the rear of the property is a paved patio area, retained by a low-level stone wall. Further steps lead to a pathway providing access to the remainder of the garden. Beyond the patio is a lawned area, complemented by well-stocked flower and shrub borders. The pathway continues through the garden, edged by a low-level brick wall, and leads towards a gravelled area planted with a selection of gravel-loving plants.

A further patio area, situated to the rear of the garage, provides an additional seating space and is well suited to enjoying the garden. There is access to the side of the garage, providing useful additional storage space, while a gated access alongside the garage leads through to the rear of the garden. The garden is enclosed by a combination of established hedging, low-level stone walls and fence panelling, creating a good degree of privacy and a particularly attractive setting.

Detached Garage

The detached garage has timber doors providing access and is connected with both light and power. A window overlooks the rear garden.

Important Information

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Only fixtures and fittings mentioned in these particulars are included in the sale, all other items are specifically excluded. Photographs and other media are provided for general information and items shown are not included in the sale unless specified in the sale particulars. Where property alterations to the property have been undertaken, buyers should check that relevant permissions have been obtained. None of the fixtures, fittings, services and appliances have been tested by the agent, are not certified or warranted in any way and therefore no guarantee can be given that they are in working order. Floorplans are provided for reference only and measurements are approximate. Purchasers are responsible to make their own enquiries with the appropriate authorities in relation to the location, adequacy and availability of mains water, electricity, gas, drainage and any other services. If you have any particular questions, let us know and we will verify it for you. These particulars do not constitute all or part of a contract. The full EPC report can be located at <https://find-energy-certificate.service.gov.uk/energy-certificate/0500-4298-0622-0320-3243>, or contact the agent for a copy in PDF format.

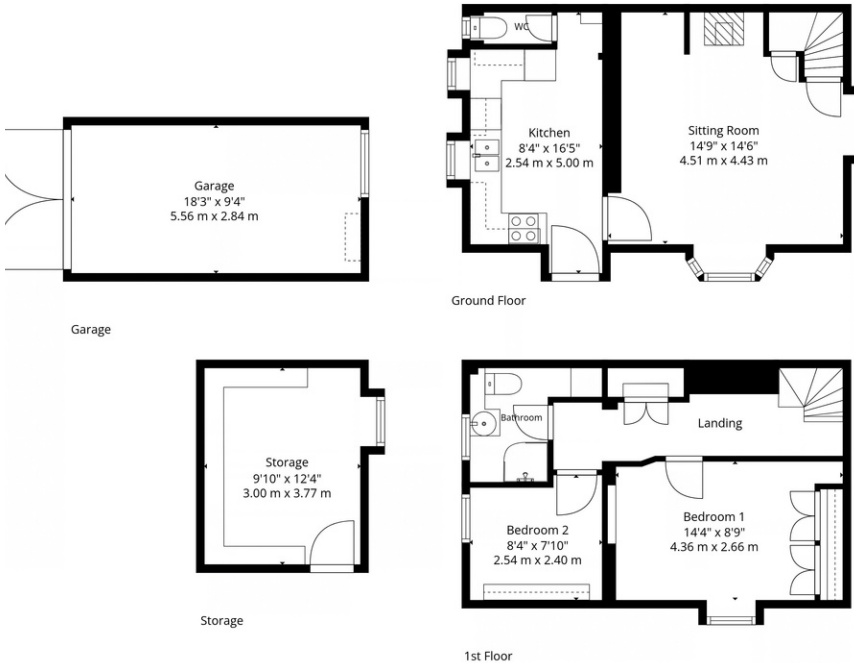
Outbuilding

A useful stone-built outbuilding provides further versatile space. A double-glazed window overlooks the parking area and is connected with light and power. The room has a vaulted ceiling and is currently used for storage, but could potentially provide a useful home office, hobby room or similar space, subject to any necessary permissions.

LOCATION

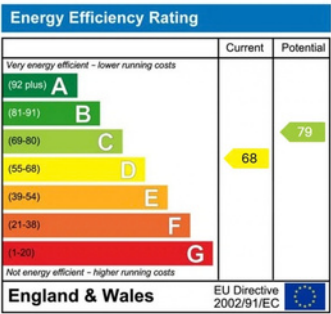
Chipping Warden is an attractive and historic village situated in the rolling South Northamptonshire countryside close to the Oxfordshire border. It was a market settlement, reflected in its name, with the village retaining much of its traditional character through its stone-built cottages, period homes and historic parish church. Located about 6–8 miles (roughly 10–15 minutes by car) northeast of Banbury railway station, with direct access via the A361. It sits close to the strategic road network, being only a few miles from Junction 11 of the M40 motorway (providing fast links to London, Birmingham and the Midlands), while the A361 also connects north towards Daventry and the wider M1 corridor.

The village has a strong sense of community and benefits from a range of local amenities, including a village hall, parish church, public house, sports and recreation facilities, and a number of active community groups.



Total: 673 sq. Ft, 62 m2
Storage: 0 sq. Ft, 0 M2, Garage: 0 sq. Ft, 0 M2, Ground Floor: 356 sq. Ft, 33 M2, 1st Floor: 317 sq. Ft, 29 m2
Excluded Areas: Storage: 122 sq. Ft, 11 M2, Bay Window: 19 sq. Ft, 0 M2, Garage: 170 sq. Ft, 16 M2, Bedroom 2: 12 sq. Ft, 1 M2, Low Ceiling: 14 sq. Ft, 1 M2, Walls: 125 sq. Ft, 13 m2

Total: 977 sq. Ft, 91 m2
Ground Floor: 450 sq. Ft, 42 M2, 1st Floor: 527 sq. Ft, 49 m2
Excluded Areas: 243 sq. Ft, 23 M2, Undefined: 27 sq. Ft, 2 M2, Porch: 10 sq. Ft, 1 M2, Bedroom 2: 32 sq. Ft, 3 M2, Walls: 119 sq. Ft, 12 m2



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