



19 Arbury Banks, Chipping Warden, Oxon OX17 1LT
£400,000

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings

A well maintained and updated three bedroom semi detached home with countryside views

Entrance hallway | Cloakroom | Snug | Large living/family/dining room | Utility area | Three double bedrooms | Bathroom | Large 150 ft rear garden | Driveway | Outbuildings | Summerhouse | Double glazing | Gas central heating

Located in a popular village with views over open countryside to the rear is this excellent size three bedroom semi detached home benefiting from large kitchen/dining/family room, snug, utility area, cloakroom, three double bedrooms, refitted bathroom and 150 ft rear garden.

Ground Floor

Covered porch area with tiled flooring. Composite door to entrance hallway.

Entrance hallway: Tiled flooring. Radiator. Stairs rising to first floor. Window to front aspect.

Snug: Sliding door leading to rear patio. Radiator.

Large kitchen/dining/family room: Windows to front, rear and side aspects allowing a lot of natural light. Kitchen area has a range of base and eye level units with laminate worktop. Rayburn (fitted in 2017) which also heats the hot water and heating system. Built-in sink unit. Space and plumbing for slim-line dishwasher. Space for under counter fridge. Cupboard housing metal electric fuse box (refitted in 2017). Breakfast bar area. Tiled flooring. Sunken spotlights. Living area large enough to accommodate sofa suite and large dining table. Wooden door leading to rear lobby. Doors to garden and side access.

Cloakroom: Low level WC. Window. Tiling to splashback areas. Tiled floor.

Utility area.

Second outbuilding cupboard. Window to rear aspect. Third outbuilding storage area. Many neighbouring properties have converted these areas into further accommodation.

First Floor

Landing: Two windows to front aspect. Radiator. Airing cupboard housing hot water tank and further storage. Sunken spotlights.

Bedroom one: Good size double bedroom. Radiator. Window overlooking the rear garden and open fields.

Bedroom two: Double bedroom. Radiator. Window overlooking open fields.

Bedroom three: Double bedroom. Window overlooking the rear garden and open fields. Radiator. Storage cupboard. Access to loft. Sunken spotlights.

Bathroom: Refitted white suite comprising of wash handbasin with built-in storage drawer underneath and panelled bath with shower attachment. Fully tiled walls. Heated towel rail. Tiled flooring. Window to front aspect. Sunken spotlights.

Separate WC: Refitted white suite comprising of low level WC and wash handbasin with built-in storage cupboard underneath. Tiled walls. Tiled flooring. Window to front aspect. Sunken spotlight.

Outside

Front: Tarmac driveway for three/four vehicles. Raised flower beds and borders.

Rear garden: Measuring approximately 150 ft in length. Paved patio area. Outside electric socket. Area laid to lawn with mature well stocked flower and shrub borders and flower beds. Stepping stones through the middle of the garden which leads to the rear of the garden. Second patio seating area. Garden is enclosed mostly by timber panel fencing and hedging. Low level picket fence to the rear to take advantage of the amazing views over open countryside. Outside tap. Gated side access. Hardstanding for storage bins.

Timber built **summerhouse** with canopy porch. Power and light connected. Single glazed windows on two sides. This area is currently used as workshop space.

From the driveway is access to one outbuilding. There are three areas to the outbuilding which include WC, storage area, and access to front of the property via wooden door.

Agents Note

Front, side windows and front door were replaced in 2017.

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





Outbuilding
166 sq.ft. (15.40 sq.m.) approx.

Ground Floor
601 sq.ft. (55.80 sq.m.) approx.

First Floor
468 sq.ft. (43.50 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(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		

TOTAL APPROX. FLOOR AREA 1235 sq.ft. (114.70 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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