



11 Byfield Road
Chipping Warden, OX17 1LE



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented thatched two bedroom cottage with many characterful features and benefits from having a self contained one bedroom annex at the end of the garden.

The property

Jack Reynolds Cottage, Chipping Warden is a beautifully presented, thatched, Grade 2 listed stone cottage which benefits from having a self contained annex at the end of the garden. The cottage has many characterful features including an inglenook fireplace, exposed beams and a spiral staircase and has two bedrooms, a family bathroom and a kitchen diner with accommodation arranged over two floors. There is a beautiful and very private rear garden and the property is located on a quiet road within the village. The annex offers one bedroom, a sitting room with a log burning stove, a kitchen area and a shower room with W.C. The accommodation is arranged over two floors. and also has many characterful features in keeping with the main cottage. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Passage

You access the property through a covered passageway which also leads to the garden. The door opens directly into the sitting room.

Sitting Room

A very cosy sitting room with windows to the front and rear aspects with window seats. There is an inglenook fireplace with an inset coal fire, this isn't currently in use. There are exposed beams, a spiral staircase to the first floor and there is beautiful oak flooring throughout with an oak door leading into the kitchen diner. There is a wall mounted Worcester gas fired boiler for the heating and hot water system.

Kitchen Diner

The kitchen area is fitted with a white shaker kitchen with real wooden worktops and attractive tiled splash backs. There is an integrated electric oven and microwave, a four ring induction hob and an extractor hood and there is also an integrated fridge, freezer and a washing machine. There are windows to the front and rear aspect and there are more characterful exposed beams. The gorgeous oak flooring continues throughout and there is space for a table and chairs.

First Floor Landing

A really characterful landing with high ceiling, exposed beams and there is a window to the front aspect. There are oak panelled doors leading to the first floor rooms and there is a useful built-in storage cupboard with shelving fitted.

Bedroom One

A good size double bedroom with high ceilings and exposed beams with a window to the rear aspect and built-in wardrobe.

Bedroom Two

A good size double bedroom with high ceilings and exposed beams with a window to the rear aspect and built-in wardrobe.

Family Bathroom

Fitted with a white suite comprising a panelled bath, a toilet and a wash basin with a vanity storage unit beneath. There is a heated towel rail and a window to the front aspect and there is attractive tiling to the splash back areas. In keeping with the other first floor rooms, there is a high ceiling and exposed beams.

Rear Garden And Annex

There is a large and very beautiful rear garden which is laid to lawn with three paved seating areas and well chosen, well stocked planted borders. At the foot of the garden there is a stone-built workshop and bin storage area and this is where the self contained annex will be located. The garden is very private and offers a large amount of entertaining space. The garden is accessed through a shared passageway to the side of the main cottage.



Annex

Fully refurbished to a very high standard in recent years and fully separate from the main house with all services connected. The annex has accommodation over two floors and many characterful features. You enter through a beautiful and very large, original oak door into the main sitting room. There is a feature stone fireplace with a large log burning stove fitted and there are stairs rising to the first floor and a window overlooking the garden. There is quality tiled flooring throughout and a well arranged kitchen area which is fitted with grey shaker style cabinets with worktop area and inset one and a half bowl sink with tiled splash backs. There is an integrated electric oven, a four ring electric hob and an extractor hood and there is an integrated fridge. The Worcester gas fired boiler, for the heating and hot water, is located in the kitchen. There is a door leading into a shower room with W.C which is tiled throughout and has a window to the front aspect. On the first floor there is a large, open-plan bedroom with plenty of space for furniture and has lovely oak flooring throughout with Velux windows to the front and rear and a further window to the side aspect.

Workshop

A really useful stone-built workshop with a window and power and lighting connected.

Situation

CHIPPING WARDEN lies approximately 7 miles north east of Banbury and roughly 12 miles south west of Daventry. Within the village amenities include two public houses, parish church, good primary school and outstanding kindergarten. There is a bus service to Banbury, Daventry and Rugby. There is a village hall, park and childrens play area within the village. The village lies within the catchment area for Chenderit Secondary School at Middleton Cheney (with free bus service) Junction 11 of the M40 will be found approximately 6 miles away on the outskirts of Banbury and junctions for the M1 will be found either north or south of Daventry.

Directions

From junction 11 of the M40 motorway take the A361 Daventry Road. Travel through the village of Wardington and continue until Chipping Warden is reached. Having entered the village take the second road on the right which is Banbury Lane. Follow the road and bear left where the property will be found on your left after a short distance.

Services

All mains services connected. The gas fired boiler is located in the sitting room.

Local Authority

South Northants District Council. Tax band C.

Viewings

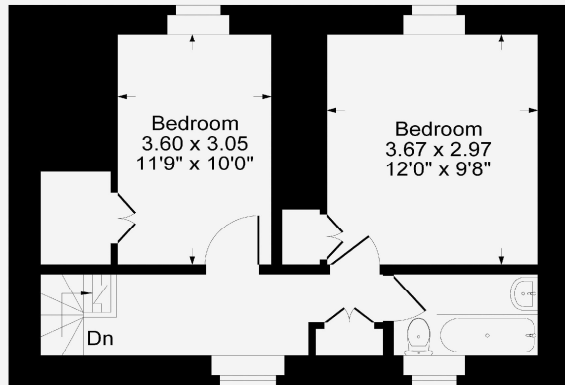
Strictly by prior arrangement with Round & Jackson.

Tenure

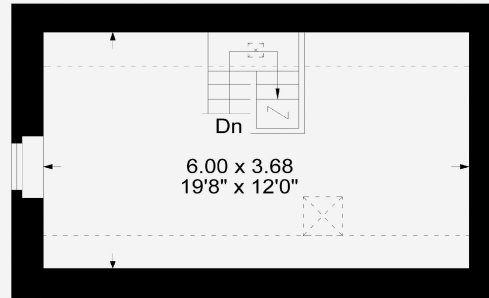
A freehold property with Grade 2 listing status.

Guide price £425,000





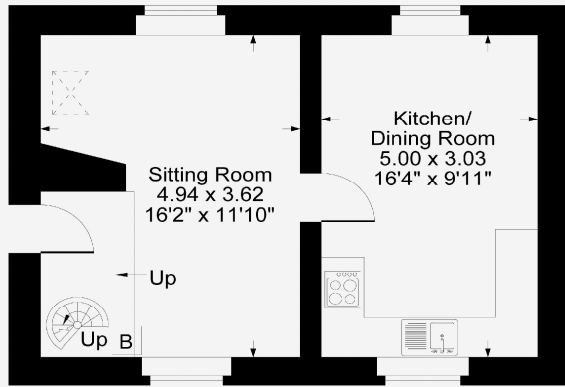
First Floor



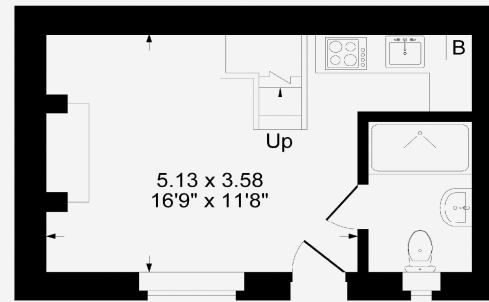
First Floor Annexe



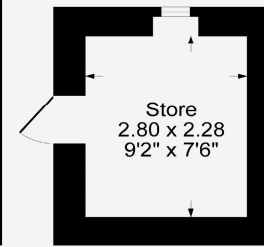
Approximate Gross Internal Area
 Ground Floor = 35.03 sq m / 377 sq ft
 First Floor = 35.03 sq m / 377 sq ft
 Ground Floor Annexe = 22.08 sq m / 238 sq ft
 First Floor Annexe = 22.08 sq m / 238 sq ft
 Outbuilding = 6.38 sq m / 69 sq ft
 Total Area = 120.60 sq m / 1299 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Ground Floor



Ground Floor Annexe



Outbuilding



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