



17 Arbury Banks  
Chipping Warden | OX17 1LT



# A rarely available property with an exceptionally large garden and stunning countryside views.

EXCEPTIONAL GARDENS | VIEWS OVER OPEN COUNTRYSIDE | VILLAGE LOCATION | WELL PRESENTED ACCOMMODATION | TWO RECEPTION AREAS | KITCHEN PLUS LARGE UTILITY ROOM | CONSERVATORY/EXTENSION | THREE BEDROOMS | SHOWER ROOM AND SEPARATE WC | DRIVEWAY PARKING |

**£350,000**

## The Property

17 Arbury Banks is a beautiful home, located on the outskirts of this South Northamptonshire village. The property is set within larger than average grounds measuring approximately 0.17 acres.

## Garden and Grounds

The rear garden is particularly stunning with open views over the far reaching countryside beyond. It is mostly laid to lawn with a large decked area with a pergola and a paved patio area. There is a garden shed with electricity connected. To the front there is a driveway with electric gates and pedestrian access to the side.

## Ground Floor Accommodation

The accommodation is well presented and has been lovingly maintained by its current owner and it briefly comprises an entrance hall, dining room with a fireplace and a semi open plan layout to the sitting area with a conservatory/extension across the rear. There is a well planned modern kitchen with light coloured wood effect cabinets and space for appliances. There is a large and very useful utility area with side access which could be re-purposed to suit the new owner.

## First Floor Accommodation

The first floor offers three good sized bedrooms, all with views to the rear over the countryside and a shower room with a separate WC. The landing gives access to the loft and airing cupboard.

## 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. Take the first right turn for Hogg End and then right again for Arbury Banks. The property is located on the left hand side.

## 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 rated primary school and an 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.

## Services

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

## Local Authority

South Northants District Council. Tax band B.

## Viewings

Strictly by prior arrangement with Round & Jackson.

## Tenure

A freehold property

## Agents Note

Construction of a HS2 is planned to run north of the village in a green tunnel. Details of which can be viewed at <http://www.thehs2.com/phase1/locations/chippingwarden/index.php>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100)	A	82
(81-91)	B	82
(69-80)	C	82
(55-68)	D	52
(39-54)	E	52
(21-38)	F	52
(1-20)	G	52

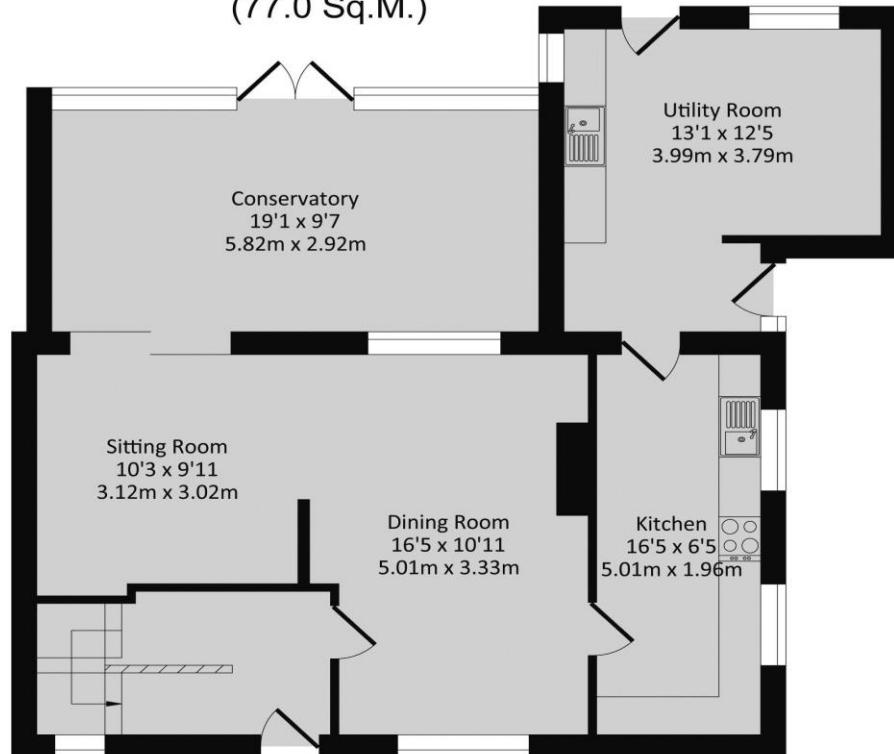
Not energy efficient - higher running costs

England, Scotland & Wales

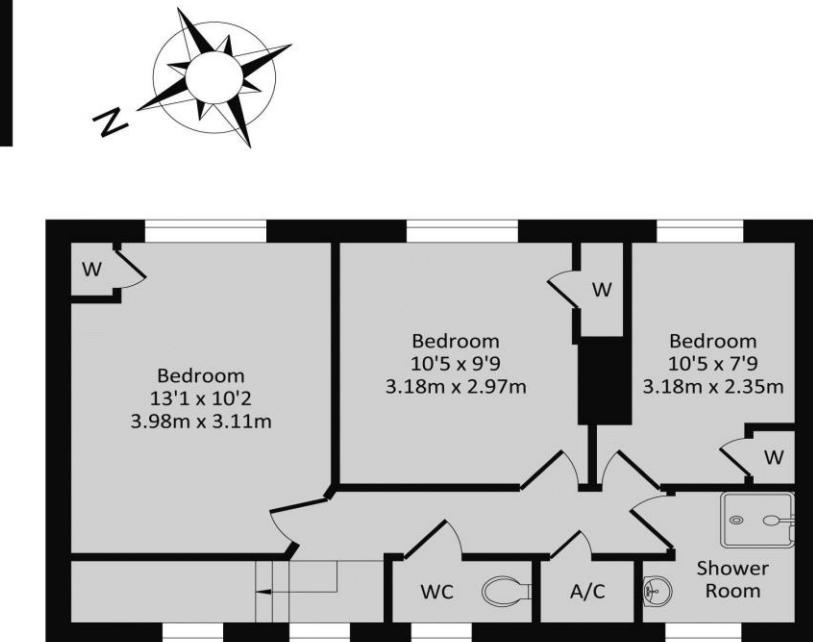
EU Directive 2002/91/EC



Ground Floor  
Approx. Floor  
Area 829 Sq.Ft.  
(77.0 Sq.M.)



First Floor  
Approx. Floor  
Area 466 Sq.Ft.  
(43.30 Sq.M.)



Total Approx. Floor Area 1295 Sq.Ft. (120.30 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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 no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

The Office, Oxford Road, Banbury, Oxon, OX16 9XA  
T: 01295 279953 E: [office@roundandjackson.co.uk](mailto:office@roundandjackson.co.uk)  
[www.roundandjackson.co.uk](http://www.roundandjackson.co.uk)



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