

Connells

Appletree Road
Chipping Warden Banbury

Appletree Road
Chipping Warden Banbury OX17 1LQ

for sale
£325,000







Property Description

Connells are delighted to offer for sale this substantial four-bedroom chalet bungalow, occupying a pleasant position within the sought-after village of Chipping Warden.

Offering approximately 1,537 sq ft of accommodation, this spacious home presents an excellent opportunity for buyers seeking a property with fantastic potential to modernise, improve and create a home tailored to their own requirements.

The ground floor accommodation comprises a generous sitting room measuring over 17ft in length, kitchen, family bathroom and two well-proportioned bedrooms.

To the first floor is a spacious principal bedroom together with a further bedroom and a substantial adjoining storage area. This additional space offers excellent versatility and potential, subject to any necessary consents, to enhance the existing accommodation.

Externally, the property benefits from a garage, private driveway parking and gardens, providing ample outside space for family enjoyment.

Rarely do properties offering this level of space and potential come to the market within Chipping Warden. Whether you're looking for a family home, a renovation project or a property that can adapt to changing lifestyle needs, this chalet bungalow offers an exciting opportunity.

Viewing is highly recommended to appreciate the size, layout and potential on offer.

Note -:

Please note: A historic leak had previously affected part of Bedroom Four on the first floor. The seller has confirmed that the cause of the issue has been identified and remedial repairs undertaken, allowing purchasers to proceed with added confidence and peace of mind.

Local Area Information

Chipping Warden is a highly regarded Northamptonshire village situated approximately six miles north of Banbury and surrounded by attractive rolling countryside.

The village offers a strong community atmosphere with a village hall, church, public house and recreational facilities. Nearby Middleton Cheney provides a wider range of amenities including shops, schooling and everyday services.

Banbury is within easy reach and offers extensive shopping, leisure and educational facilities, together with a mainline railway station providing services to London Marylebone, Birmingham and Oxford. The M40 motorway is also readily accessible, making the location attractive for commuters.

The village combines the charm of rural living with convenient access to major transport links and local amenities, making it a popular choice for families, professionals and retirees alike.

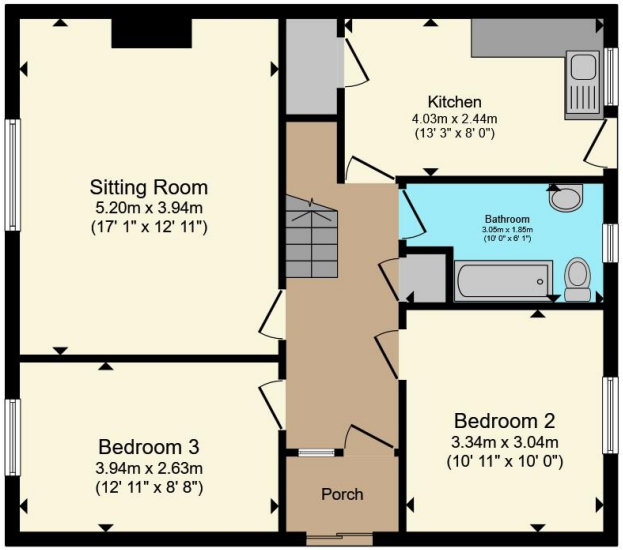
Anti Money Laundering

Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers.
An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering

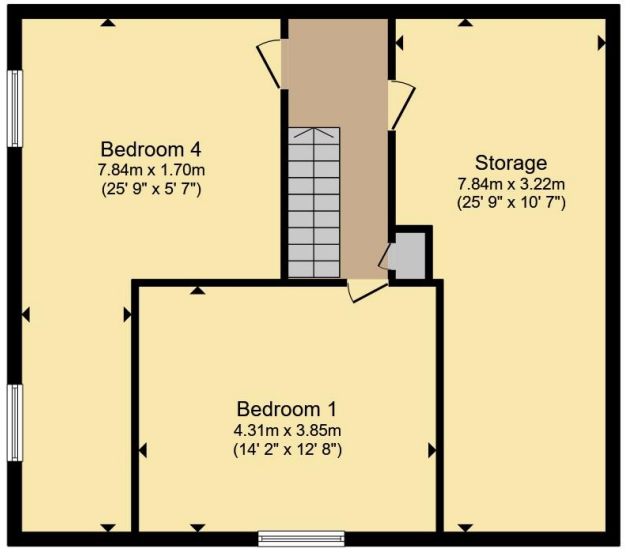
checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor



First Floor





Total floor area 142.8 m² (1,537 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

Connells

To view this property please contact Connells on

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33 Bridge Street
BANBURY OX16 5PN

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BAN309956

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.