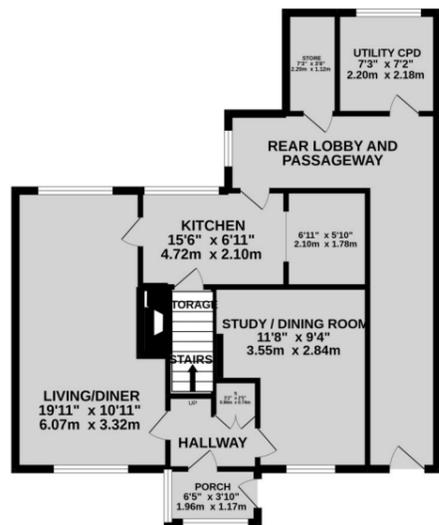
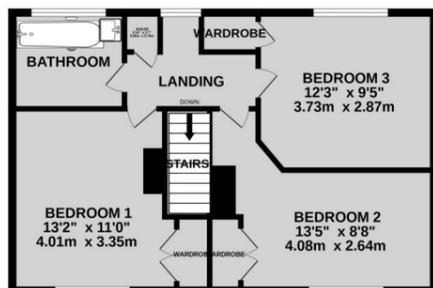


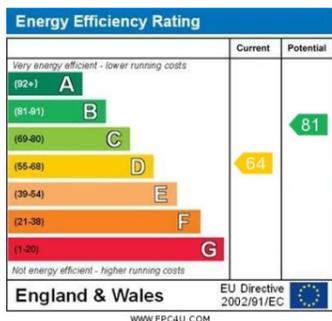
GROUND FLOOR  
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1367 sq.ft. (127.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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33 Thorpe Road  
Chacombe  
Banbury  
OX17 2JA  
**£289,950**

**VIEWING:** THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

**SERVICES:** All, except gas

**CURRENT COUNCIL TAX BANDING: D LOCAL AUTHORITY: South Northants Council**

**DIRECTIONS:**

From Banbury Cross proceed to the Junction 11 motorway intersection and continue over to the A361 Daventry Road. After approximately one mile take the right turn to Chacombe continue through the village and take the second left turn onto Thorpe Road.

**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.

5/6a Horsefair, Banbury, Oxon. OX16 0AA

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**Stanbra Powell**

Estate Agents  
Valuers  
Property Lettings



**DESCRIPTION:**

**Ground Floor:**

Front door leads to; Entrance porch: Tiled flooring

Entrance hall: Stairs rising off to first floor. Useful store cupboard.

Living/ dining room: Double glazed window to front aspect. Double glazed window to rear aspect. Fireplace with tiled hearth.

Study / formal dining room: Double window to front aspect. Fireplace.

Kitchen: Comprehensive range of light wood fronted wall and base units. Stainless steel bowl & half inset sink unit and drainer. Free space and plumbing for dishwasher. Integrated Electrolux double oven and grill . Integrated Neff four ring electric hob with stainless steel canopy extractor over. Tiling to splashback areas. Tiled flooring. Useful downstairs storage cupboard. Window overlooking garden.

Rear lobby: Work surface with free space and plumbing for washing machine under. Utility cupboard. Light and power. One store cupboard with light. Door giving access to garden.

**First Floor:**

Landing: Access to loft. Double glazed window to rear aspect overlooking garden. Cupboard housing gas boiler for domestic hot water and central heating.

Three double bedrooms.

Bathroom: White suite comprising panelled bath with thermostatic shower unit over, pedestal handbasin, low level WC. Tiling to splashback areas. Heated towel rail.

**Outside:**

Rear garden: Garden measuring approximately 110ft. Predominately laid to lawn. Flowers, shrubs, trees and bushes. Outside tap.

Enclosed front garden: Predominately laid to lawn with shrubs and bushes. Pathway to front door. Propane gas canisters (for heating).

**Location:**

Chacombe can be found 3 miles North East of Banbury, conveniently located for the M40 (J11). There is a primary school, public house and church. Further amenities can be found in the nearby village of Middleton Cheney which is just 2 miles away



*Deceptively spacious home within unspoilt sought after village.*

Entrance porch | Hallway | Kitchen | Living / dining room | Study / formal dining room | Rear lobby  
 Two useful outbuildings | Three first floor double bedrooms | Bathroom | Gardens to front and rear  
 Nearby communal parking| Double glazing | LPG gas radiator heating

Offered with no onward chain enjoying a non-estate position within this small village on the east side of Banbury, a three bedroom mid-terrace house complemented by a generous size garden.