



5 Windrush, Chapel Road, Greatworth, Banbury OX17 2FE
£325,000

**Stanbra
Powell**

Estate Agents
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Property Lettings





An attractive stone built property within the heart of this pleasant South Northants village.

**Entrance hall | Cloakroom | Dual aspect living room |
Kitchen/Breakfast room | Master bedroom and dressing
area, with en-suite to first floor | Two further bedrooms |
Bathroom | Enclosed rear garden | Allocated parking for
two vehicles | Double glazing | LPG gas radiator heating**

Providing well proportioned accommodation throughout and offered in excellent decorative order, a three bedroom end terraced house built to a high specification approximately five year ago.

Ground Floor

Canopy porch.
Front door.

Entrance hall: Stairs rising off to first floor. Tiled flooring. Door to;

Cloakroom: White suite comprising of low level WC and wall mounted hand basin with Granite work surfaces and vanity cupboard. Matching tiled flooring.

Living room: Dual aspect room. Double glazed window to front. Casement doors to rear. Feature cast iron log burner with Oak beam and tiled surround. Door giving access to;

Kitchen/Breakfast room: Comprehensive range of well fitted ivory fronted wall and base units with Granite work surfaces. Inset sink unit and drainer. Free space for dishwasher. Integrated stainless steel Neff microwave oven and double oven and grill. Five ring Neff gas hob with Neff extractor. Complementary tiling to splashback areas. Wall mounted Baxi gas boiler for domestic hot water and central heating. Free space for fridge/freezer. Matching flooring throughout hallway and kitchen/breakfast room. In breakfast area casement doors giving access to garden. Useful understairs storage.

First Floor

Landing: Skylight window. Store cupboard.

Master bedroom with dressing area: Dual aspect room. Windows to front and rear.

En-suite: Fully tiled double width shower cubicle. Wall mounted hand basin. Low level WC. Heated towel rail. Shaver socket. Vinolay flooring.

Bedroom two: Double bedroom to front aspect. Access to loft via pull down ladder.

Bedroom three: Generous single bedroom to rear aspect.

Bathroom: Modern white suite comprising of P-shaped panelled bath with thermostatic shower over. Wall hung hand basin. Low level WC. Tiling to splashback areas. Vinolay flooring. Recessed spotlights.

Outside

Rear garden: South/west facing. Enclosed stone walled garden. Laid to lawn. Stocked with flowers, shrubs and bushes. Patio area. Access to side via wooden gate.

Two allocated parking bays to rear.

Front: Block paved pathway to front door. Stone walling to front.

Greatworth

The village of Greatworth is located approximately 8 miles from Banbury (M40 Junction 11) and 4 miles from Brackley. The village itself offers many amenities including a well regarded primary school and pre-school, along with a church, Methodist chapel, shop and post office, sports and social club and public house.

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

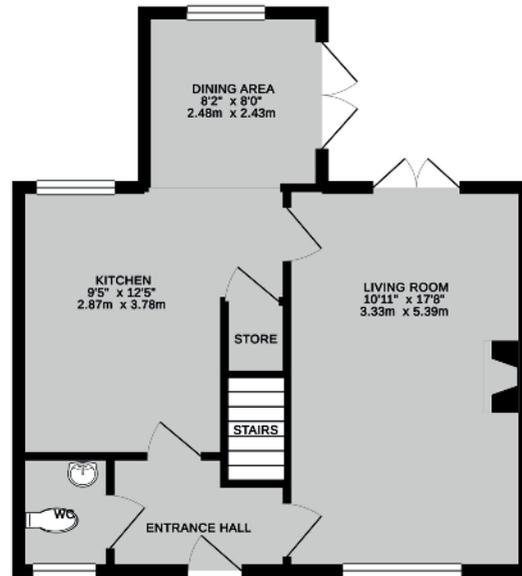
Directions: From Banbury Cross proceed east to Junction 11 (M40) and continue on the A422. At the first roundabout take the left turn signposted Sulgrave / Thorpe Mandeville, continue on this road (Welsh Lane) and after approximately four miles take the right turn to Greatworth. Continue through the village, passing the shop and public house and Windrush is on the right hand side.



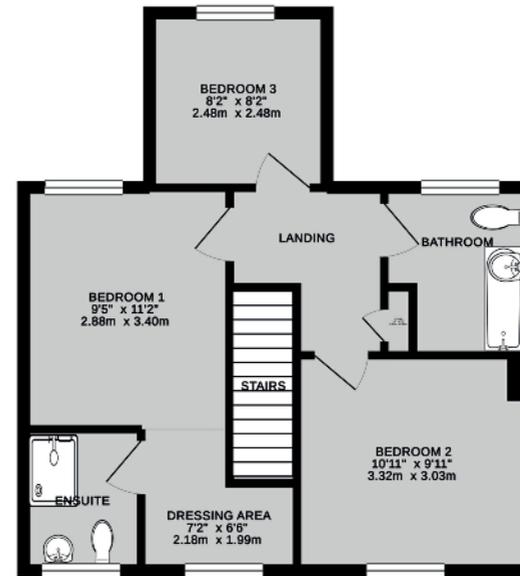




GROUND FLOOR 476 sq. ft.
(44.3 sq. m.)



1ST FLOOR 476 sq. ft.
(44.3 sq. m.)



TOTAL FLOOR AREA : 953 sq. ft. (88.5 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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Important Agent's Note All services throughout the property are Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

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