



MAXWELLS



16 Allens Orchard, Chipping Warden, Banbury, Northamptonshire. OX17 1LX  
**Guide Price £525,000 - Freehold**



## PROPERTY DESCRIPTION

The property is set back from the road on a quiet residential cul de sac with a large driveway and large front garden. There is side access and a lovely composite front door opening into a generous hallway providing access to all accommodation. The sitting / dining room is a large space providing plenty of room for sofas and cabinets plus large windows to the front and back providing plenty of natural light in the sitting area along with a lovely dining area with large glazed sliding doors leading to the garden.

The kitchen / family room is the heart of this wonderful home and is a fantastic place to spend time with its vaulted ceiling and seven different windows allowing a flood of natural light into the space. The kitchen area is fitted with a range of attractive cabinets and worktops along with a selection of fitted appliances. There is plenty of space for a dining or breakfast table plus sofas to sit back and relax plus a glazed door leading out to the garden.

There are four double bedrooms off the hallway all with large windows, a shower room and bathroom plus a large utility room with space and plumbing for a washing machine and tumble dryer.

The rear garden is a great size with a large, paved patio area just outside the kitchen which is perfect for enjoying long summer days with the family or just reading a book. The garden itself is laid mainly to lawn with the borders laid to a variety of attractive flowers and shrubs plus a mature apple tree with all of this being enclosed by a beautiful stone wall.

## POINTS OF INTEREST

- 27' Kitchen / Family Room with Vaulted Ceiling
- Four Double Bedrooms
- 27' Sitting/Dining Room
- Good Sized Rear Garden
- Utility Room
- Shower Room
- Large Driveway
- Bathroom
- Gas Central Heating
- Double Glazed

