



MAXWELLS



**44 Poplars Road, Chacombe, Northamptonshire. OX17 2JY**  
**Guide Price £550,000 - Freehold**



## PROPERTY DESCRIPTION

Located on the edge of Chacombe village with beautiful countryside to the rear is this beautifully presented and extended detached family home. Offering superb family accommodation and large gardens, this truly is a wonderful home.

The property is set back from the road with a lawned front garden, large block paved driveway and garage plus timber gate providing access to the rear garden. The front door opens into a light and generous entrance hall with stunning, solid oak herringbone flooring, a glazed door to the dining room, stairs rising to the first floor landing and a door opening into the cloakroom. The stunning oak flooring continues throughout the large dining room and into a wonderful 17' kitchen with a comprehensive array of cabinets, fitted appliances and solid timber counters. The dining room has large double glazed doors leading out to the rear garden and glazed double doors opening into the large sitting room featuring a vaulted ceiling and log burner.

From the generous first floor landing are doors to all bedrooms, the bathroom, loft space and airing cupboard. Bedrooms one to three are good sized double bedrooms all situated on the rear of the house with views over the countryside while bedroom four is a good sized single bedroom on the front of the house. The bathroom is fitted with a white, three piece suite with tiling to the splash prone areas.

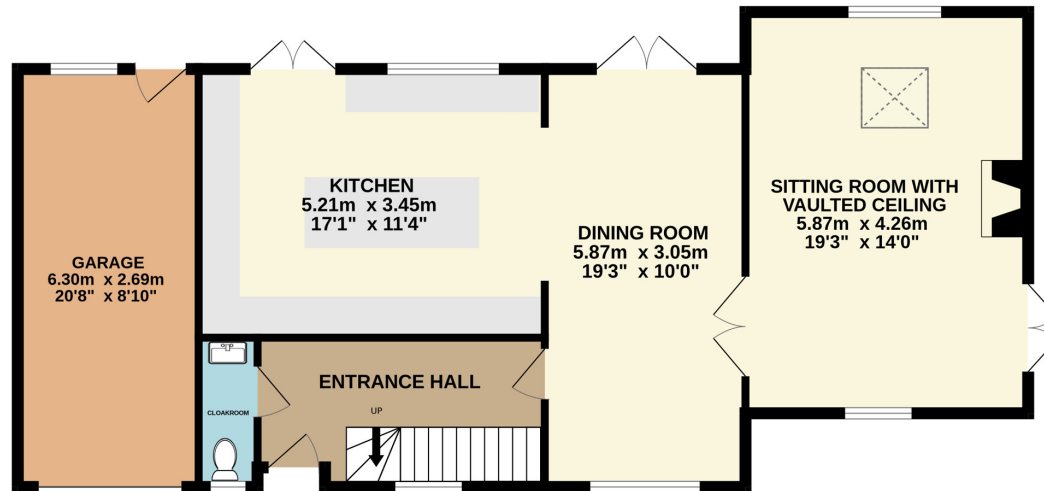
With gardens to three sides, this really is a wonderful house for both children and adults. Adjacent to the kitchen doors is a large, patio area laid to attractive stone slabs perfect for entertaining and outdoor cooking. The remainder of the large side and rear gardens are laid mainly to lawn with mature hedge borders and timber fencing. A timber gate leads to a useful storage area which also houses the oil tank while a pedestrian door leads into the oversized garage which offers power and light connections, the oil fired boiler and has a roller door to the front.

Services. We understand the property is connected to mains water, drainage and electricity. There is no mains gas to the village of Chacombe so presently oil fired central heating is fitted.

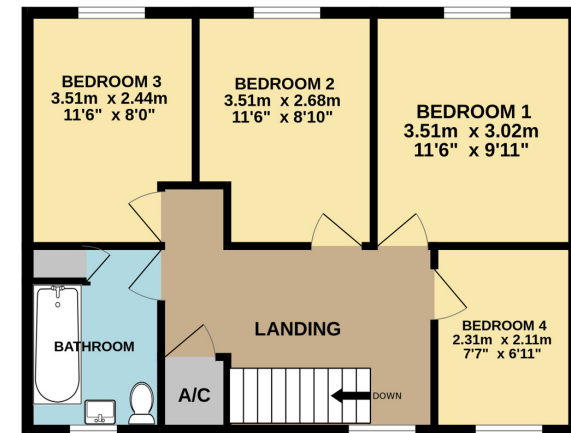
## POINTS OF INTEREST

- Extended & Updated
- Edge of Village Location
- Beautiful Countryside Views
- Four Bedrooms
- 17' Kitchen
- Large Dining Room
- Large Sitting Room with Vaulted Ceiling
- Cloakroom
- Large Gardens to Three Sides
- Block Paved Driveway & Garage

GROUND FLOOR  
93.8 sq.m. (1010 sq.ft.) approx.



1ST FLOOR  
51.9 sq.m. (559 sq.ft.) approx.



TOTAL FLOOR AREA : 145.8 sq.m. (1569 sq.ft.) approx.

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 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.  
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