



The Chapel

The Chapel

Byfield Road • Chipping Warden • Oxfordshire

Approximate distances:

Banbury 7 miles (rail link: London/Marylebone from 58 minutes),
M40 (jnc 11) 6 miles, Brackley 15 miles
Oxford 33 miles, Milton Keynes 32 miles.



Unique converted chapel

Accommodation:

Entrance hall, sitting room, snug, library, kitchen/family room, boot room.

Master bedroom with en suite bathroom & dressing room.

2 further bedrooms, both with en suite.

Home office/4th bedroom.

Landscaped gardens

Off street parking & car port.

YOUR ATTENTION IS DRAWN TO THE IMPORTANT NOTICE ON THE LAST PAGE OF THE TEXT

Situation

- Chipping Warden is a rural village situated north-east of Banbury on the border of North Oxfordshire and South Northamptonshire.
- The village comprises a cross section of modern and traditional period stone built houses and cottages situated in the village centre. The village has a local primary school and a public house. Local village shops can be found approximately 3 miles away. Catholic Church and Catholic primary school can be found locally at Aston le Walls. Independent schools in the area include prep:- Winchester House, (Brackley), Beachborough, (Westbury), The Carrdus, (Overthorpe); Public schools are Bloxham and Tudor Hall, (Bloxham), Stowe and Rugby.
- Transport connections are excellent with Junction 11 of the M40 Motorway about 6 miles for the South, and the M1 Motorway approximately 13 miles for the North. Mainline train services from Banbury to London (Marylebone from 58 minutes) and to the North. Birmingham Airport is about 35 miles away.
- Sporting activities in the area include an indoor sports and swimming pool complex in Banbury; golf at Cherwell Edge (Chacombe), Hellidon and Tadmarton Heath; horse-racing at Towcester, Stratford upon Avon and Warwick; motor-racing at Silverstone.



Description

- Converted to a residential dwelling approximately six years ago this former Wesleyan Chapel dates back to late 19th Century origins. The sympathetic conversion retains many of the original features within the building complimenting the new contemporary interior style, this property offers a unique and spacious home lifestyle.
- Approached via a paved path way leading across the enclosed walled front garden to The Chapels arched front door. The inner hall is a welcoming space. To the left is a cosy snug with wood burning stove. Stairs to the right of the hall provide private access directly to the master bedroom.
- Double doors open into the main sitting room, a magnificent open space with vaulted ceiling, stripped wood floorboards and feature fireplace with multi fuel stove framed between two fantastic stained glass windows. An impressive room for entertaining with the original pulpit providing a real talking point and feature.
- Adjacent to the sitting room is a library/ reading area.
- Beyond the sitting room is a boot room and utility room which offers an alternative side access to the property. In addition to this, two of the three bedrooms are located on the ground floor. Both double rooms and both with en suite facilities they each have access to a gravelled terraced area to the rear of the property.
- Stairs from the sitting room ascend to a part glazed gallery landing.
- The spacious kitchen/family room provides ample space for cooking, entertaining and relaxing making this area the hub of the house. Laid with oak hardwood flooring, there is an attractive feature fireplace and two arched windows which offer views across local countryside to the rear. The kitchen is of contemporary style with a large central granite island. Fitted appliances include a Lamona halogen hob with extractor unit over, Bosch double oven a microwave, two fridge/freezers and a wine cooler.
- Across the gallery landing is the master bedroom. First entering through a dressing room which is fitted with full height wardrobes. The en suite bathroom is of a unique decor with freestanding bath and double width shower tray. Steps rise to a





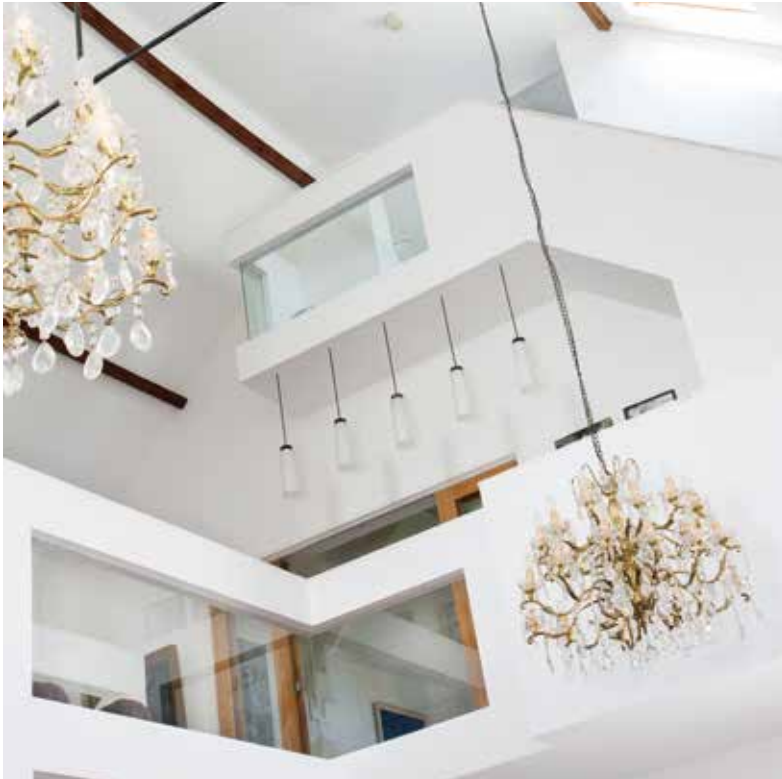
half landing with full length mirrors and a bespoke vanity unit through to the master bedroom. This area remains completely private to the rest of the house and outside world despite being flooded with light thanks to a dual pane stained glass window and glazing out onto the sitting room.

- Tucked away on the top floor of the property is a good size home office which proves a peaceful place from which to work. If required, this room could be converted into a fourth bedroom with en suite.
- Externally, the garden is front weighted, contained behind a brick perimeter wall. The garden offers a lawn edged with flower borders and paved patio. A private decked seating area provides a perfect space for al fresco entertaining. A side access provides sufficient space for a wood store and small general storage. This leads onto a gravelled patio area at the rear of the property.
- There is off street parking for a number of vehicles as well as a one covered space under a car port.

Directions

From Banbury take the A361 north towards Daventry passing through the village of Wardington and onto Chipping Warden. Once in the village, continue round the sharp left hand bend and the property can be found after a short distance on the right hand side of the road.





Services

Mains water, gas & electricity are connected to the property. BT connection subject to the usual transfers.

Fixtures and Fittings

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings i.e. carpets, curtains and light fittings, are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

Council Tax Band: F

Local Authorities: South Northamptonshire District Council, The Forum, Moat Lane, Towcester, Northamptonshire NN12 6AD. 01327 322322

Postcode: OX17 1LD

Tenure: FREEHOLD

Viewings

By appointment with Savills. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property in order that you do not make a wasted journey.

Gross internal area (approx):
270 sq.m. (2901 sq.ft.)

For identification only. Not to scale.



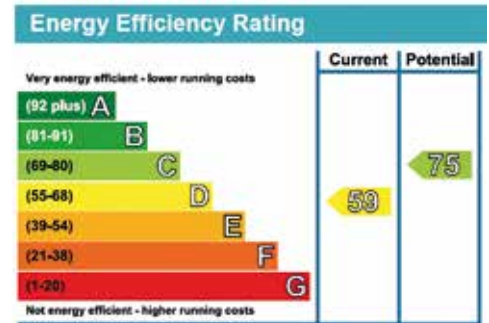
Ground Floor



First Floor



Second Floor



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