



Beech Tree House

Middleton Cheney, OX17

Guide Price £900,000

Positioned within arguably the prettiest part of the village, the Grade II Listed 'Beech Tree House' stands as an imposing four-bedroom character home with a generous plot, separate annexe and a total internal area (inc garage and annexe) of circa 3488 sq ft.



THE CHERWELL AGENT
VILLAGE & COUNTRY HOMES



Beech Tree House

Middleton Cheney, OX17

- Imposing character home
- Approx 3488 sq ft (inc garage)
- Character features throughout
- Triple garage & separate annexe
- Council tax band F
- Grade II Listed
- Generous front and rear gardens
- Driveway for multiple vehicles
- Tenure Freehold
- Photos & brochure dated March 2024



Upon entering, guests are greeted by a grand entrance hall with character and charm immediately present, giving a taste of what's to come. The ground floor boasts an expansive living space including a large formal sitting room with inglenook fireplace and beams, perfect for hosting gatherings or enjoying quiet moments by the fireplace. Beyond sits a dining room, again with inglenook fireplace and beams, a perfect place to host dinner-parties or enjoy an evening with family and friends. The kitchen is also generous in size, and offers enough space for a country-style dining table, perhaps for a more informal meal with family. A useful utility room is at the rear and a conservatory leads out to the garden. The first floor provides four bedrooms, the largest of which benefits from an en-suite bathroom. The second bedroom comes with a shower and basin within and the further two bedrooms are served by a separate family bathroom.

Externally, Beech Tree House enjoys a generous plot with mature gardens to the front and rear, providing a picturesque backdrop for outdoor living and leisure. Additionally a 'secret garden' is to be found to the rear of the plot, placed in front of the annexe. The property features a driveway for multiple cars and a triple garage, ensuring ample parking space for residents and guests alike. Additionally, the annex provides versatile accommodation options, ideal for guests, a home office, or a studio space.

Located in Middleton Cheney, residents of Beech Tree House enjoy the quintessential charm of village life, coupled with the convenience of nearby amenities and excellent transport links from this popular and bustling village. Middleton Cheney enjoys many amenities including a choice of pubs, a church, post office, library, co-op and newsagents, cafe, pharmacy and hairdressers. The village also offers schooling for both primary and secondary age, with many other popular independent schooling options nearby, some of which can be accessed by bus from the village. Further amenities can be found in the nearby market towns of Banbury and Brackley and there is easy access to the M40 as well as a mainline train station in Banbury provides a fast service to London.

Tenure:	Freehold
Local Authority:	South Northants
Council Tax Band:	F
Utilities:	Mains gas, electric, water and drainage



Approximate Gross Internal Area
 Main House = 259 Sq M/2788 Sq Ft
 Garage/Outbuilding = 65 Sq M/700 Sq Ft
 Total = 324 Sq M/3488 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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