

**Agents Note**

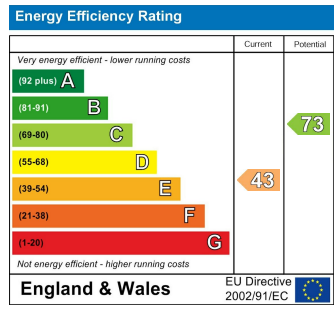
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

**Survey & Valuation**

Should you decide to purchase elsewhere in the Banbury area (via another Estate Agent) do please bear in mind that our Partner Robert Moore is a Chartered Surveyor and he is able to undertake Building Surveys, Home Buyer Reports and Valuations for all purposes. Discounted fee terms are available when simultaneous mortgage valuation work is carried out.

**Referral fees**

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.

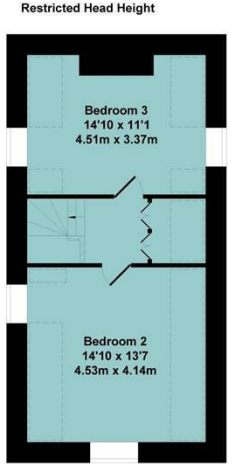
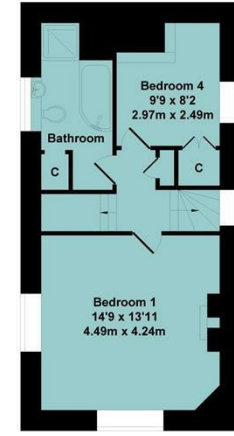


Ground Floor  
Approx. Floor Area 1168 Sq.Ft. (108.50 Sq.M.)



First Floor  
Approx. Floor Area 434 Sq.Ft. (40.30 Sq.M.)

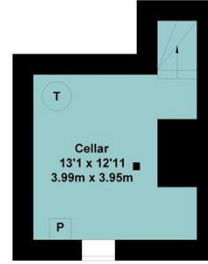
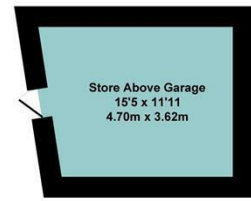
Second Floor  
Approx. Floor Area 434 Sq.Ft. (40.30 Sq.M.)



Store  
Approx. Floor Area 172 Sq.Ft. (16.0 Sq.M.)

Cellar  
Approx. Floor Area 183 Sq.Ft. (17.0 Sq.M.)

Summer House  
Approx. Floor Area 72 Sq.Ft. (6.70 Sq.M.)



**Total Approx. Floor Area 2463 Sq.Ft. (228.80 Sq.M.)**  
All items illustrated on this plan are included in the "Total Approx Floor Area"

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



136 Main Road  
Middleton Cheney





136 Main Road, Middleton Cheney,  
Oxfordshire, OX17 2PW

Approximate distances

Banbury 3 miles  
Brackley 9 miles  
Northampton 20 miles  
Oxford 25 miles  
Junction 11 (M40 motorway) 1.2 miles  
Banbury railway station 2.5 miles  
Banbury to London Marylebone by rail approx. 55 mins  
Banbury to Oxford by rail approx. 19 mins  
Banbury to Birmingham by rail approx. 55 mins

**A STONE BUILT SEMI-DETACHED EARLY 18TH CENTURY FOUR BEDROOM THREE STOREY HOUSE WITH CELLAR; LINK ROOM TO THATCHED BARN WITH KITCHEN, GARAGE, AND STORE. HOUSE AND DELIGHTFUL COTTAGE GARDENS ARE WITHIN WALKING DISTANCE OF THE SCHOOLS AND VARIED AMENITIES IN THIS EXCEPTIONALLY WELL SERVED VILLAGE.**

**Dining hall, cloakroom, sitting room, family room, kitchen/breakfast room, cellar, four bedrooms, re-fitted bathroom, gas ch via rads, large thatched stone garage/workshop and stores, gardens to front and rear. Energy rating E.**

**£500,000 FREEHOLD**



**Directions**

From Banbury proceed in an easterly direction toward Brackley (A422). After the motorway junction continue on the A422 and at the top of Blacklocks Hill take the second exit leading to Middleton Cheney. Travel uphill into the village and after a short distance the property will be found on the left hand side and can be recognised by our "For Sale" board.

**Situation**

Middleton Cheney boasts a vibrant community for all dynamics. One of the largest villages in West Northamptonshire. It has amenities not normally associated with village life. Facilities within the village include a chemist, church, vets surgery, library, sports ground, village store, post office and popular public houses. The village hall offers a range of clubs & societies for all ages and there is schooling to cover pre-school right the way through to Sixth form education. A greater retail experience is located nearby in Banbury, where you will find all the top High Street outlets and "out of town" retail parks with free parking. Banbury is conveniently located having access to junction 11 of the M40 motorway and regular rail services to London Marylebone, Oxford and Birmingham. Bus services link the village to Banbury and Brackley - also a growing town with good shopping, leisure facilities and services.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

- o A very well-presented semi-detached stone-built period house believed to date back to 1714 with later additions, plus a stone and thatched barn.
- o Well presented characterful accommodation on three floors plus a cellar comprises:
- o Three reception rooms, four bedrooms, family bathroom/shower.
- o Lovely reception/dining hall with inglenook fireplace.
- o Recently installed ground floor cloakroom with a white suite and extractor.
- o Large double aspect sitting room with stone fireplace and shutters to the windows.
- o Large main double bedroom on the first floor with a double aspect enjoying pleasant outlooks.
- o Fourth bedroom/study also on the first floor.
- o Two bedrooms, each with double aspect, on the second floor with old beam features, built-in cupboard between.
- o Recently re-fitted bathroom with a white suite comprising bath, fully tiled separate shower enclosure, wash hand basin and WC, integral shelved storage, window.
- o Dining/family link room with a large window overlooking the front garden.

o Stone and thatched kitchen, garage, and workshop with stores, comprises :

o Spacious farmhouse style kitchen/breakfast room recently upgraded with double built-in shelved larder cupboard with light connected, a range of base and eye level units, built-in double oven, hob and extractor, integrated dishwasher, fridge, freezer, washing machine, space for table and chairs, exposed beams, and door to the garden.

o The stone and thatch building has two generous storage areas. The main area acts as a garage - both have double doors onto Queen Street - with power and light connected so that it can be used as a workshop. There is a partly boarded roof space with stunning split Ash beams above. Please note that additional parking is on street and the vendors usually park on the Main Road adjacent to the property and there is further on street parking in Queens Street.

Garden : Externally there are pretty cottage gardens lying to front and rear. Both are well stocked with attractive borders around lawns. The front garden is approached via a gate in the stone wall and includes access to kitchen and garage, plus compost bins. The flowering plants and shrubs include Climbing Rose, Lavender, Ragged Robin, Philadelphus, Wormwood, Clematis and Fuchsia. A side path leads to the rear garden.

The larger area to the rear is particularly attractive and includes a recently built timber garden room which has power connected and enjoys a lovely outlook across the gardens. There is a delightful patio and pergola adorned with Clematis and honeysuckle. Planting of borders include Apple tree with Mistletoe, Black Acer, Flowering Currant, Cornus, Roses, Beech hedge and Ginkgo Tree. In addition, there is a vegetable plot and greenhouse with power supply plus compost bins and rainwater barrels.

**Services**

All mains services are connected.

**Local Authority**

West Northants County Council. Council tax band F.

**Viewing**

Strictly by prior arrangement with the Sole Agents Anker & Partners.

**Energy rating: E**

A copy of the full Energy Performance Certificate is available on request.