

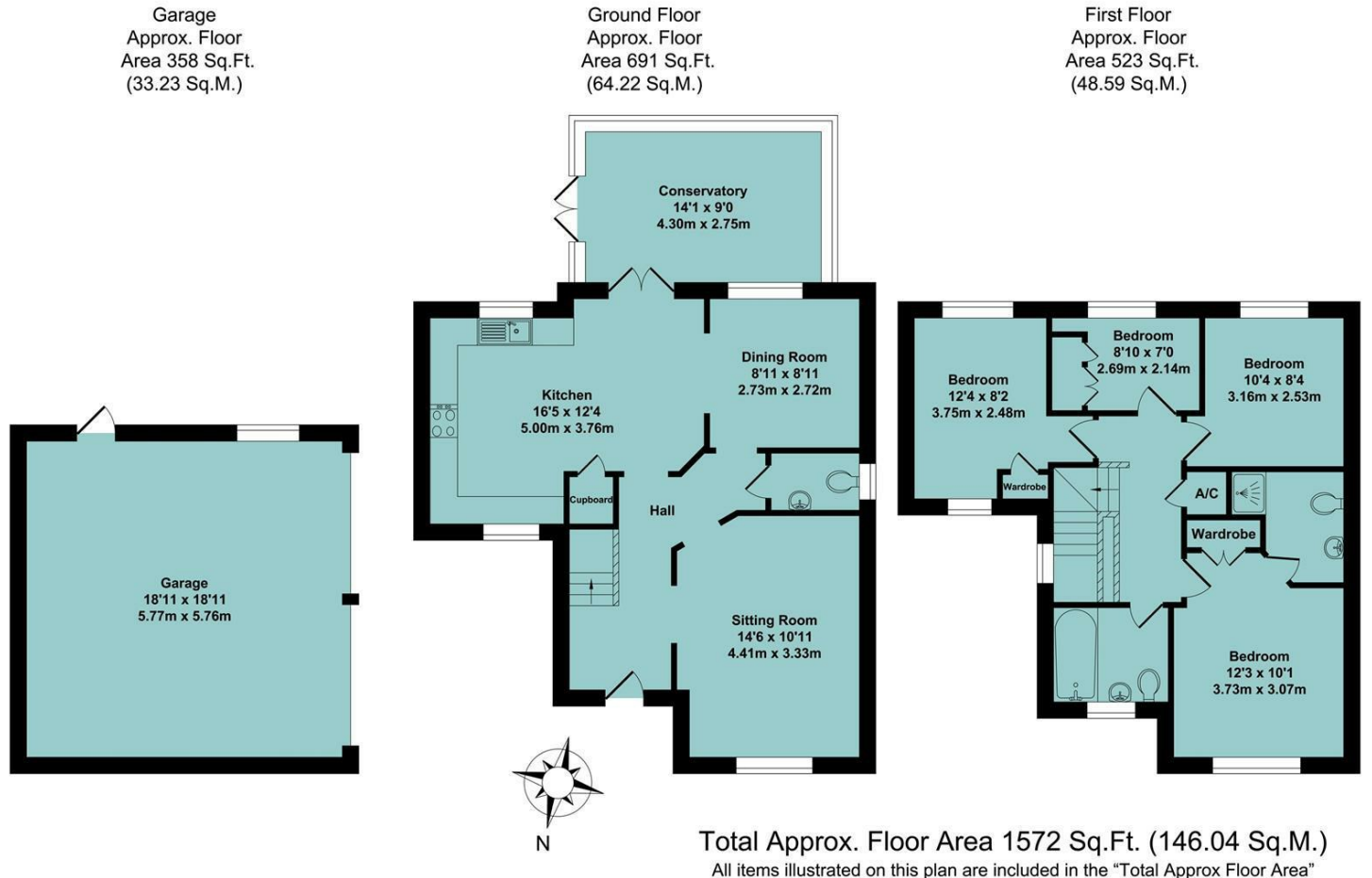
**Agents Note**

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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.



6 The Tythings  
Middleton Cheney



## 6 The Tythings, Middleton Cheney, Oxfordshire, OX17 2AL

### Approximate distances

Banbury 3 miles  
Brackley 9 miles  
Oxford 25 miles  
Northampton 20 miles  
Junction 11 (M40 motorway) 1.5 miles  
Banbury to London Marylebone by rail 55 mins approx.  
Banbury to Oxford by rail 19 mins approx.  
Banbury to Birmingham by rail 50 mins approx.

**A DETACHED FOUR BEDROOMED FAMILY HOUSE IN AN EXCLUSIVE SETTING ADJOINING FARMLAND ON THE EDGE OF THIS POPULAR AND WELL SERVED VILLAGE**

**Porch, entrance hall, sitting room, kitchen/dining room, garden room, four bedrooms, two bathrooms, double garage, off road car parking, gas central heating, double glazing, private rear garden with many features, solar panel heating/hot water. Energy rating B.**

**£460,000 FREEHOLD**



### Directions

From Banbury proceed in an easterly direction toward Brackley (A422). At the top of Blacklocks Hill turn left at the roundabout towards Northampton. At the mini roundabout on the edge of the village turn right into Middleton Cheney and The Tythings will be seen as the first turning on your left. Having turned left follow the road around to the left and then turn right into the driveway. A "For Sale" board has been erected for ease of identification.

### Situation

Middleton Cheney boasts a vibrant community for all dynamics. One of the largest villages in the South of the county. It has amenities not normally associated with village life. Facilities within the village include a chemist, three churches, vets surgery, library, village store, post office and popular public houses. Hot food takeaways include a Fish & Chip shop and Ming's Chinese. The village hall offers a range of clubs & societies for all ages and there is schooling to cover Kindergarten 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.

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:

\* An attractive detached modern family house which is beautifully presented throughout and occupies a pleasant position on the edge of the village adjoining farmland over which there are some attractive outlooks over the countryside.

\* Many features throughout to include oak laminate flooring in the hallway, cloakroom, sitting room, dining room and bathroom.

\* Canopy porch, entrance hall with stairs rising to first floor, feature stained glass window, large window half way up staircase allowing plenty of natural light.

\* Cloakroom with WC, wash basin with mixer tap.

\* Comfortable sitting room.

\* Kitchen/dining room which is much larger than average due to the dining area having been opened up to the kitchen. Excellently planned and fitted. Stainless steel double oven, gas hob, cooker extractor hood, ceramic tiled splashbacks, ceramic tiled floor, concealed lighting above working surfaces, downer spotlighting from ceiling, understairs cupboard with meters within, telephone point, fridge freezer, automatic dishwasher.

\* Garden room. Double glazed double doors to garden, downer spotlighting from ceiling, ceramic tiled floor.

\* Landing with trap to roof space, built-in airing cupboard having hot water cylinder fitted with electric immersion heater.

\* Master bedroom with en-suite shower room having shower cubicle, wash basin and WC, shaver point, extractor. Built-in double wardrobe.

\* Bedroom two with built-in wardrobe.

\* Bedroom three with fitted wardrobe.

\* Bathroom with suite comprising bath with mixer tap and shower attachment, wash basin, WC, downer spotlighting.

\* There are pleasant gardens to front and rear. At the front there is a driveway area which allows car parking space for two vehicles in front of the double garage. To the rear there is a pleasant and private south facing garden which is beautifully landscaped and comprises a lawn, flower and shrub borders, pathways, a roofed in pergola with seating and lighting, a number of fruit trees. The rear garden adjoins farmland and there are some pleasant views over the countryside. Path and gateway to side. Outside lighting. Outside tap. Gate in fence gives side access to The Tythings visitors parking area.

### Services

Mains water, electricity, drainage and gas connected.

\* Solar panels on rear roof slope make this house very energy efficient with low heating bills.

### Local Authority

West Northants District Council. Council tax band E.

### Energy rating: B

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

### Viewing

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

