

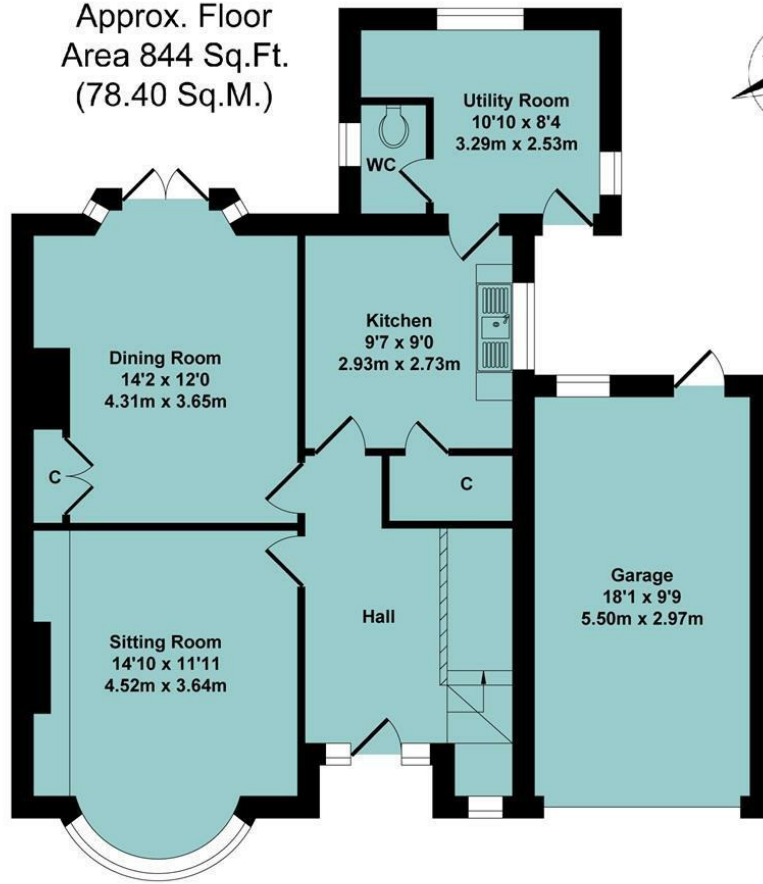
Agents Note

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.

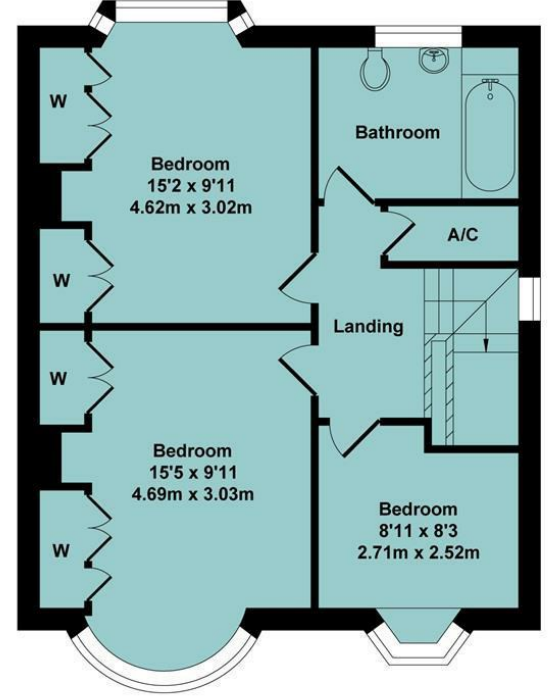
Referral fees

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 844 Sq.Ft. (78.40 Sq.M.)



First Floor
Approx. Floor Area 575 Sq.Ft. (53.40 Sq.M.)



Total Approx. Floor Area 1419 Sq.Ft. (131.80 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		46	
(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.



101 Main Road
Middleton Cheney



101 Main Road, Middleton Cheney, Oxfordshire, OX17 2PD

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

AN EXCELLENT OPPORTUNITY TO ACQUIRE A DETACHED PERIOD HOUSE FOR MODERNISATION IN A NON-ESTATE LOCATION OCCUPYING A LARGE PLOT BACKING ONTO A RECREATION AREA CLOSE TO VILLAGE SCHOOLS AND AMENITIES

Large elegant hallway, sitting room, dining room, kitchen, rear lobby/utility, cloakroom, three bedrooms, bathroom, gas ch via rads, uPVC double glazing, generous driveway parking, large rear garden and fields beyond, no upward chain. Energy rating E.

GUIDE PRICE £450,000 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 right hand side almost opposite the primary school and library 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:

* A detached brick built house believed to date back to the 1940's in the "1930's" style.

* Occupying a large non-estate plot within easy walking distance of schools for all ages and an excellent range of facilities within the village.

* An ideal opportunity for those seeking a property to modernise and/or extend as there is ample scope subject to planning permission as required.

* It backs onto a large recreation area and has a gate with direct access to it.

* A large and elegant hall with stairs to the first floor and original stained glass panelling.

* Sitting room with bay window to front, exposed wood floor and open fire.

* Separate dining room with picture rails, open fire and built-in cupboards. French doors to the rear garden in a bay.

* Kitchen with base and eye level units, door to shelved larder, window to side.

* Rear lobby/utility with window to rear overlooking the garden, door to side and door to a ground floor cloakroom with WC.

* Main double bedroom with bay window to front and fitted wardrobes.

* Second double bedroom with bay window to rear, fitted wardrobes and picture rails.

* Third single bedroom with bay window to front.

* First floor bathroom with a coloured suite and window.

* Large frontage with lawned areas and borders, driveway providing off road parking which leads via an up and over door to the garage which has power and light connected and a wall mounted gas fired boiler.

* Gated side access leads via a path to the rear garden which is large and mainly lawned with a number of trees and shrubs. A gate gives direct access to the recreation area to the rear.

Services

All mains services are connected. The wall mounted gas fired boiler is located in the garage.

Energy rating: E

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