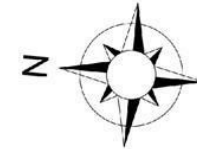
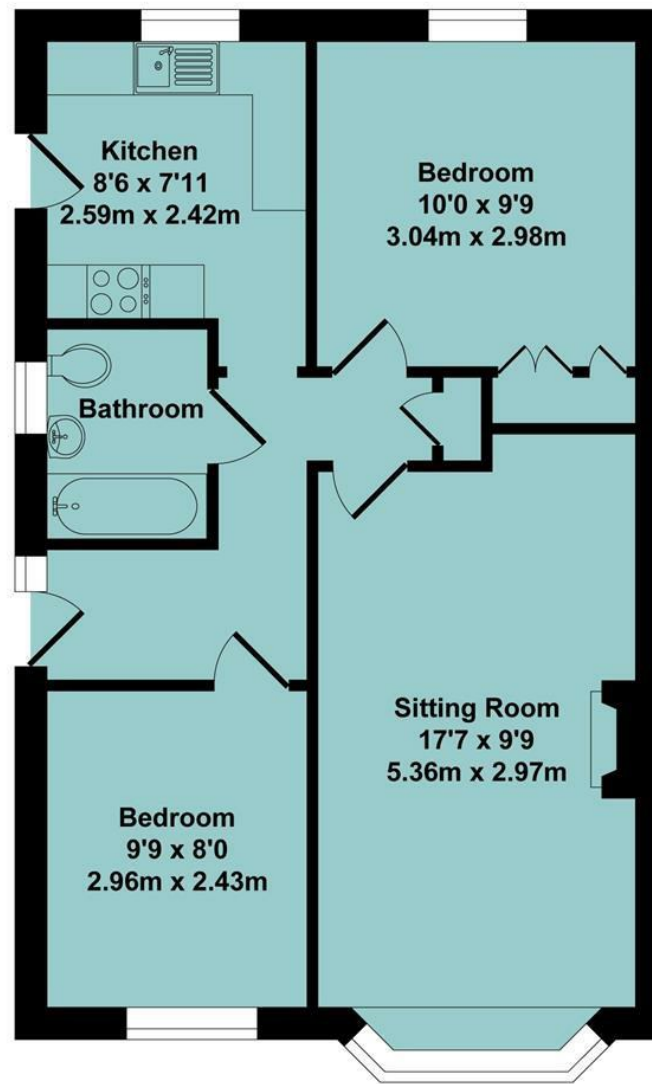
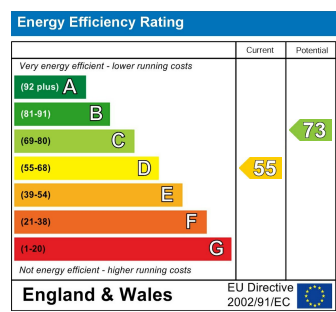


Agents Note

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.



Total Approx. Floor Area 543 Sq.Ft. (50.40 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.



68 Horton Drive
Middleton Cheney



**68 Horton Drive, Middleton Cheney,
Oxfordshire, OX17 2LL**

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 17 mins approx.
 Banbury to Birmingham by rail 50 mins approx.

**A MODERN DETACHED TWO BEDROOM BUNGALOW
 OCCUPYING A PLEASANT POSITION IN A NO
 THROUGH ROAD WITHIN THIS EXCEPTIONALLY WELL
 SERVED AND HIGHLY SOUGHT AFTER VILLAGE**

**Hall, sitting room, kitchen, two bedrooms,
 bathroom, gas ch via rads, uPVC double glazing,
 long driveway to side, gardens to front and rear,
 no upward chain. Energy rating D.**

£279,950 FREEHOLD



Directions

From Banbury proceed in an easterly direction toward Brackley (A422). Travel over the motorway junction, continue along the A422 and at the roundabout at the top of Blacklocks Hill continue straight on taking the second exit toward Middleton Cheney. Travel into the village and having passed the newsagents on the right continue until Horton Road will be found as a turning to the right. Follow this until Horton Drive will be found as a turning to the right and 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 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. 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. Banbury is conveniently located having access to junction 11 of the M40 motorway and regular rail services to London Marylebone and Birmingham.

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 brick built detached modern bungalow.
- * Located in a no through road on the edge of the village within walking distance of the amenities therein.
- * The property has a range of modern fittings however we believe that most prospective purchasers will wish to carry out some cosmetic improvements.
- * Hall with hatch to loft and door to built-in cupboard.
- * Sitting room with bay window to front and fitted coal effect gas fire.
- * Kitchen with a range of cream units incorporating a built-in double oven, ceramic hob with hood over, plumbing for washing machine, space for fridge/freezer, wall mounted gas fired boiler in a wall unit, window to rear, door to side.
- * Main double bedroom with window to rear and built-in wardrobe.
- * Second bedroom with large window to front.
- * Bathroom fitted with a suite comprising panelled bath

with mixer taps and shower attachment, wash hand basin and WC, window.

* Gas central heating via radiators and uPVC double glazing.

* Garden to front alongside which a long driveway providing off road parking space leads to a gate beyond which there is access to the rear garden which includes a shed and summerhouse.

* No upward chain.

* Middleton Cheney is one of the area's best served and therefore highly sought after villages on the West Northamptonshire/North Oxfordshire borders.

Services

All mains services are connected. The wall mounted Gloworm gas fired boiler is located in a wall unit in the kitchen.

Local Authority

South Northants District Council. Council tax band C.

Energy rating: D

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

Viewing

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