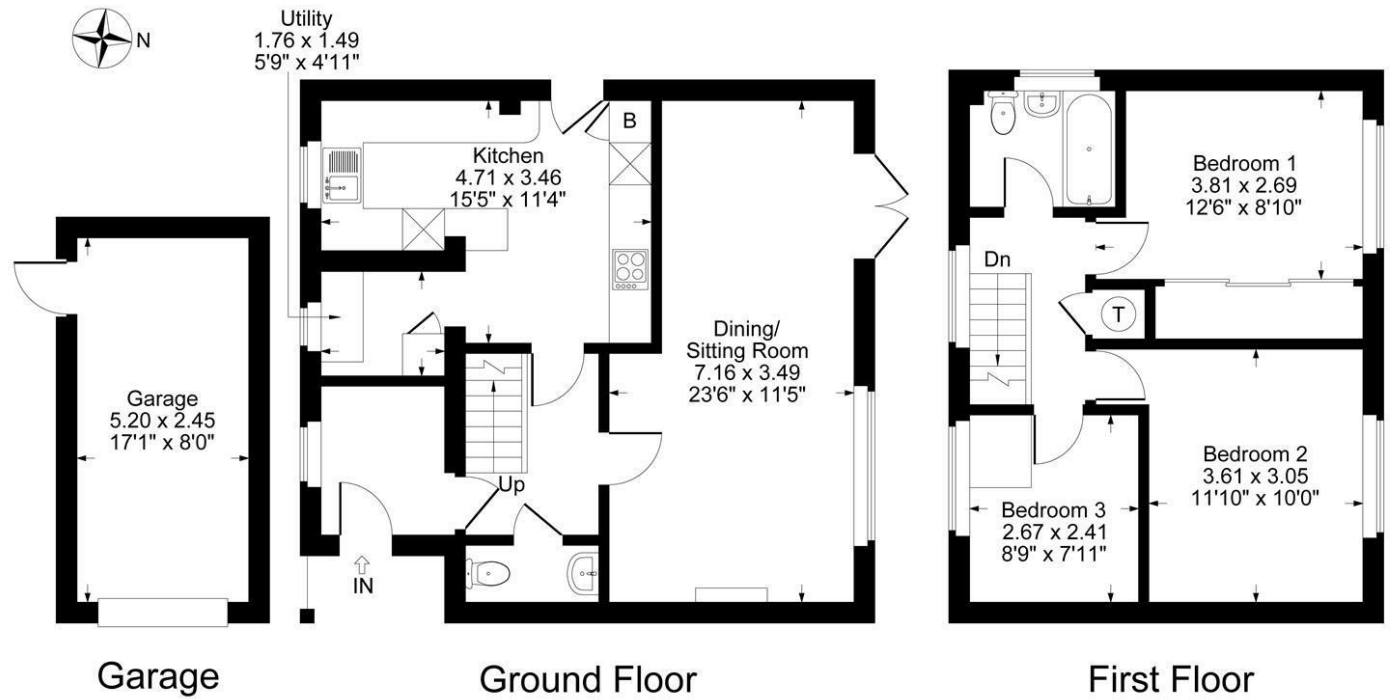


Agents Note

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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	

Approximate Gross Internal Area
 Ground Floor = 52.43 sq m / 564 sq ft
 First Floor = 40.95 sq m / 441 sq ft
 Garage = 12.74 sq m / 137 sq ft
 Total Area = 106.12 sq m / 1142 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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 31-32 High Street, Banbury, Oxfordshire OX16 5ER



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.



28 Washle Drive
 Middleton Cheney



**28 Washle Drive, Middleton Cheney,
Oxfordshire, OX17 2PY**

Approximate distances

Banbury town centre 4 miles

Banbury railway station 4 miles

M40 (J11) 1.5 miles

Brackley 7.5 miles

Banbury to Oxford by rail 17 mins

Banbury to Marylebone by rail 55 mins

AN EXTENDED AND GREATLY IMPROVED DETACHED FAMILY HOME ON A LARGER THAN AVERAGE PLOT BENEFITTING FROM A GARAGE AND OFF ROAD PARKING FOR TWO VEHICLES

Entrance porch, entrance hall, lounge/diner, kitchen, utility room, ground floor cloakroom, three bedrooms, bathroom, front and rear gardens, garage and off road parking. Energy rating C.

£375,000 FREEHOLD



Directions

From Banbury proceed in an easterly direction toward Brackley (A422). At the top of Blacklocks Hill take the third exit on the roundabout toward Brackley. After approximately a mile take the next left turn into Middleton Cheney on Main Road and then take the next left into Washle Drive. Follow the road around to the right and the property will be found on the right hand side just before the turning for Longburges.

Situation

Middleton Cheney boasts a vibrant community with something for all ages. 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.

* The master bedroom is a double with window to rear and built-in wardrobes.

* Bedroom two is also a double with window to rear.

* Bedroom three is a single with window to front and built-in storage over the bulk-head.

* Family bathroom fitted with a white suite comprising bath with shower over, vanity wash hand basin, WC, window to side, tiled walls and floor.

* Landing with access to airing cupboard which houses the hot water cylinder, hatch to loft.

* The rear garden is mostly laid to lawn with a small decked area and a range of plants, shrubs and trees. Two garden sheds. Side access from both sides of the house.

* Large frontage mostly laid to lawn with path to front door.

* Garage which is accessed off Longburges. There are three tandem parking spaces in front of the garage.

Services

All mains services are connected. The boiler is located in the kitchen.

Local Authority

West Northants District Council. Council tax band C.

Viewing

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

Energy rating: C

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

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:

* Entrance porch with window to front, door into entrance hall, ample space for coats and shoe storage.

* Entrance hall with doors to the kitchen, lounge/diner and cloakroom, stairs to first floor, Amtico flooring.

* Kitchen located at the front of the property with an opening to the utility. A range of grey fronted base and eye level units with worktop over, integrated fridge freezer, integrated slimline dishwasher, eye level oven and four ring gas hob with extractor over, window to front, door to side, breakfast bar, downer spotlights, tiled splashbacks, Amtico flooring.

* The utility has space and plumbing for washing machine, integrated freezer, a range of grey coloured base units with worktop over, window to front.

* Lounge/diner with window to rear, French doors opening to the garden, electric fireplace with ornamental surround, ample space for living and dining furniture, laminate flooring.

