

**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.

**Garage**  
Approx. Floor Area 227 Sq.Ft. (21.10 Sq.M.)

**Ground Floor**  
Approx. Floor Area 450 Sq.Ft. (41.80 Sq.M.)

**First Floor**  
Approx. Floor Area 439 Sq.Ft. (40.80 Sq.M.)



**Total Approx. Floor Area 1116 Sq.Ft. (103.70 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			
(92-100) A			85
(81-91) B			
(69-80) C		70	
(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	

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk  
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.



16 Horton Drive  
Middleton Cheney



# 16 Horton Drive, Middleton Cheney, Oxfordshire, OX17 2LP

## 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.

**OFFERED TO THE MARKET CHAIN FREE A SEMI-DETACHED THREE BEDROOM PROPERTY LOCATED CLOSE TO ALL LOCAL AMENITIES AND BENEFITTING FROM A PRIVATE REAR GARDEN AND GARAGE WITH OFF ROAD PARKING**

**Entrance hall, kitchen/diner, sitting room, three bedrooms, family bathroom, rear garden, garage and off road parking, no onward chain. Energy rating C.**

**£325,000 FREEHOLD**



## Directions

From Banbury proceed in an easterly direction toward Brackley (A422). Continue after the motorway junction along the A422 and at the roundabout at the top of Blacklocks Hill take the second exit where signposted to Middleton Cheney. Continue through the village passing the school and library until Horton Road will be found as a turning to the right. Take the first turning on your left into Horton Drive and the property will be found on the left hand side after a short distance.

## 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:

\* Entrance hall with doors to the kitchen/diner, lounge and under stair storage. Stairs to first floor. Ample space for coats and shoe storage.

\* Kitchen/diner fitted with a range of base and eye level units. Integrated appliances include an under counter freezer, slimline dishwasher, oven and 4 ring electric hob with extractor over. Space and plumbing for washing machine, space for fridge and ample space for a table and chairs. Large window to the front allowing lots of light, door to the side exiting onto the driveway.

\* The lounge is located at the back of the property with a gas fire with ornamental surround. There is a window and French double doors both leading to the rear garden.

\* First floor landing with doors to all rooms, airing cupboard housing the gas fired combi boiler and hatch to loft.

\* Master bedroom is a large double with two windows to the front of the property. Ample space for freestanding wardrobes and all bedroom furniture.

\* Bedroom two is a double with a window overlooking the rear garden.

\* Bedroom three is a single which also has a window overlooking the rear garden.

\* Bathroom fitted with a modern shower cubicle, WC and wash hand basin with vanity unit. Tiled walls, window to the side and a heated towel rail.

\* The rear garden is mostly laid to grass with a border of well kept bushes and shrubs. There is a small patio area immediately outside the French doors from the lounge and stepping stones leading to the summerhouse. Gated side access and a door into the rear of the garage.

\* The garage is fitted with power and light and two side hinged doors to the front. Rear door opening into the garden.

\* To the front there is off road parking for several vehicles on the driveway.

All mains services are connected. The boiler is located in the airing cupboard on the first floor landing.

## Local authority

West Northamptonshire 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.