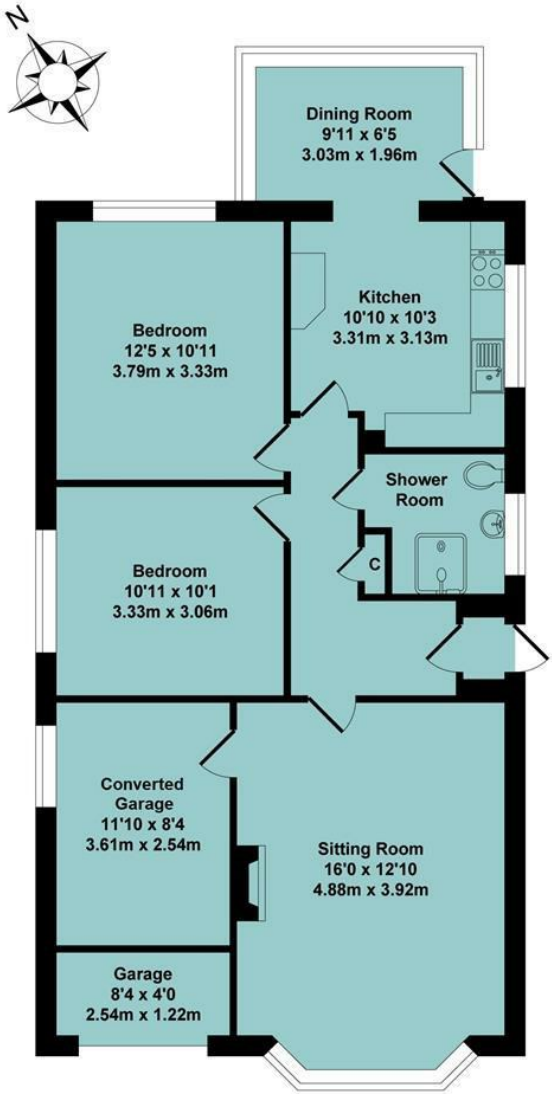
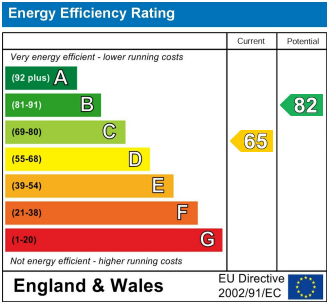


Agents Note

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 929 Sq.Ft. (86.30 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.



9 Stanwell Drive  
Middleton Cheney





9 Stanwell Drive, Middleton Cheney,  
Oxfordshire, OX17 2RB

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 EXTENDED DETACHED BUNGALOW IN A POPULAR RESIDENTIAL AREA WITHIN THIS EVER POPULAR AND EXCEPTIONALLY WELL SERVED VILLAGE EAST OF BANBURY.**

**Porch, hall, sitting room, kitchen/diner/garden room, converted garage, two double bedrooms, wet room, gas central heating via radiators, double glazing, large frontage with driveway parking, rear garden. Energy rating D.**

**£325,000 FREEHOLD**



**Directions**

From Banbury proceed in an easterly direction and continue straight on at the M40 junction (A422). At the top of Blacklocks Hill dual carriageway turn left at the roundabout toward Northampton (B4525). At the mini roundabout turn right into Middleton Cheney and take the second turning on the left into Stanwell Drive. Follow the road turning right at the T-junction and the property will be found after a short distance 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 South 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 and Birmingham. Brackley is 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 modern brick built detached bungalow believed to date back to the mid 1960's which has been improved and extended in more recent times.
- \* It is located in a desirable and popular residential neighbourhood which is within walking distance of the many amenities within the village including shops, schools and a nearby cafe.
- \* Small porch with door to a hall with laminate wood effect floor, hatch to loft and door to built in storage cupboard.
- \* Sitting room with laminate wood effect floor and bay window to front, fitted gas coal effect fire in a composite marble surround.
- \* Open plan kitchen/diner/garden room which has been extended and is fitted with shaker style cream unit incorporating an oven, gas hob and extractor, single drainer sink, plumbing for dishwasher and washing machine, space for fridge/freezer, ceramic tiled floor, window to side, garden room area with laminate wood effect floor, door to side and windows to rear over looking the garden.

- \* Converted garage with window to side, exposed brick work.
- \* Main double with laminate wood effect floor and window to rear.
- \* Double bedroom with window to side.
- \* Recently upgraded wet room fitted with a white suite comprising a fully tiled shower area with floor drain, wash hand basin and WC, window, heated towel rail, fully tiled walls.
- \* Large frontage including a block paved driveway providing off road parking for two vehicles, low maintenance shingle and slate areas, path to front door, an up and over door opens to part of the former garage which now provides a useful storage area with power connect.
- \* Gated side access leads via a path to the rear garden where there is a deck, lawn and borders, sheds.

**Services**

All mains services are connected. The gas fired boiler which was installed in 2023 is located in the loft.

**Local Authority**

West Northamptonshire Council. Council tax band C.

**Viewing**

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

**Energy rating: D**

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

**Agent's note**

Please note there is Japanese Knotweed at the property. There is a 5 year treatment plan in place and a 10 year guarantee to cover it should it return within 10 years. We have the associated paperwork available upon request.