



Cranmore Cottage, 17 Glovers Lane

Middleton Cheney

A CHARMING DETACHED GRADE II LISTED STONE AND THATCHED COTTAGE WITH A GREAT DEAL OF CHARACTER
TUCKED AWAY IN A DESIRABLE LOCATION WITHIN AN EXCEPTIONALLY WELL SERVED AND POPULAR VILLAGE.

Porch, sitting room with inglenook, dining room, kitchen, two double bedrooms, bathroom, driveway parking,
generous south facing gardens, no upward chain.

£385,000 FREEHOLD



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 charming stone-built Grade II Listed period cottage (c. 1710) under a thatched roof which has been renovated by the present owner.
- * There are a number of period features including an inglenook fireplace with bread oven, exposed beams, exposed floorboards, solid oak window seats, latched and ledged doors throughout and exposed stone work.
- * Smart decor and modern fittings throughout.
- * Generous gardens to front and rear with a long driveway providing spacious off road parking and well stocked south facing rear garden (approx. 60') with access to the side and lovely views of the church spire.
- * Porch with flagstone floor and door opening to the kitchen which has a range of modern shaker cream units incorporating a built-in Neff oven with folding integrated door and induction hob over. Integrated fridge, Belfast sink, solid wooden well maintained work surfaces, brick effect ceramic wall tiling, natural slate tiled floor, white painted beams, wall mounted Glow Worm combination gas fired boiler, under stairs cupboard and part raised door opening to the rear garden.
- * Double aspect sitting room with windows to front and rear, beams, inglenook fireplace with flagstone hearth and bread oven, exposed stonework.
- * Separate double aspect dining room with windows to front and rear, exposed varnished floor boards, exposed beams and wall joists, feature fireplace.
- * Two lovely double bedrooms with exposed beams and joist both of which have windows to front and rear.
- * Beautiful bathroom fitted with a Victoriana suite featuring a freestanding roll-top bath with mixer taps and shower attachment, wash hand basin, WC, heated towel rail/radiator, ceramic tiled floor, window, exposed beams and joists.
- * The private south-facing rear garden includes useful outbuildings such as a shed and tool store.
- * Located in the old part of the village with lovely views of the church.

Services

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

Local Authority

West Northants District Council. Council tax band D.

Viewing

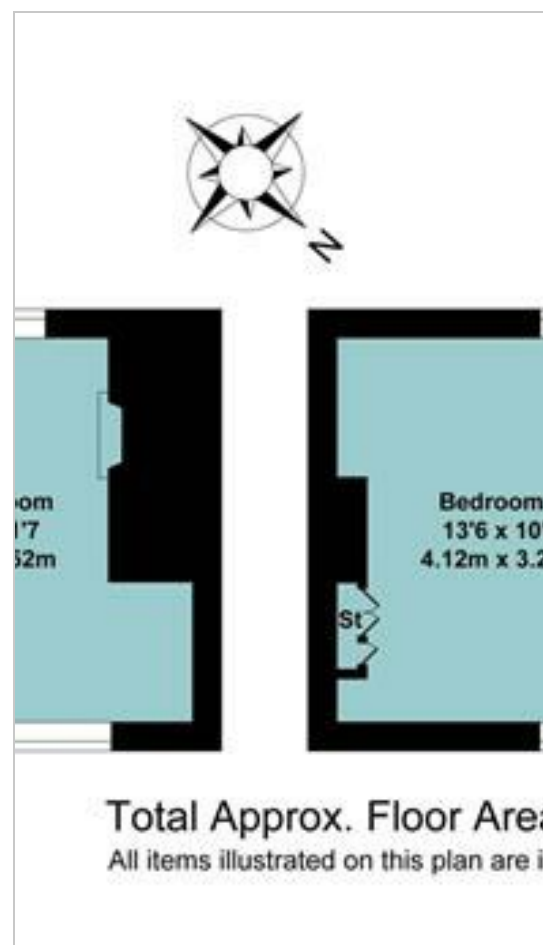
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Area Map



Floor Plans



Energy Efficiency Graph