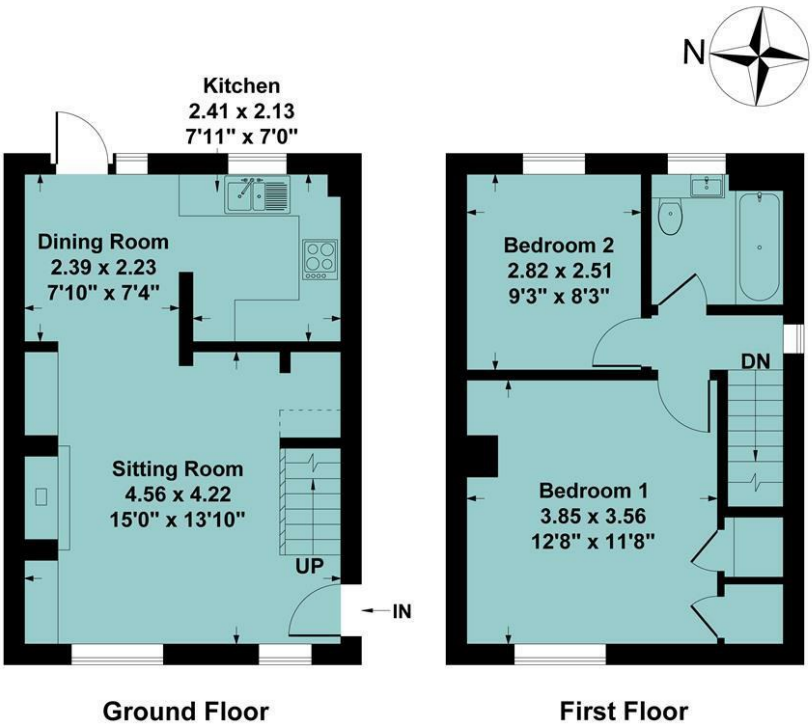
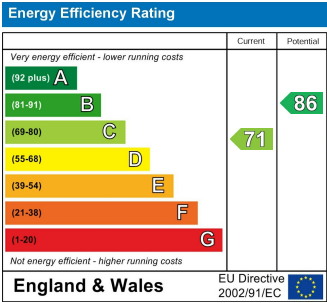


Agents Note

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.



Ground Floor Approx Area = 30.87 sq m / 332 sq ft
First Floor Approx Area = 30.87 sq m / 332 sq ft
Total Area = 61.74 sq m / 664 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.

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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.



6 Rose Hall Lane
Middleton Cheney



6 Rose Hall Lane, Middleton Cheney,
Oxfordshire, OX17 2NQ

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 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

A SPACIOUS AND IMMACULATELY PRESENTED TWO
BEDROOM END OF TERRACE COTTAGE WHICH HAS
BEEN GREATLY IMPROVED BY THE CURRENT OWNERS,
LOCATED IN A QUIET TUCKED AWAY LANE AND
BENEFITTING FROM OFF ROAD PARKING TO THE REAR

Sitting room, kitchen, dining room, two bedrooms,
bathroom, rear garden, off road parking. Energy
rating C.

Offers in excess of £300,000 FREEHOLD



Directions

From Banbury proceed in an easterly direction toward Brackley (A422). Continue straight on at junction 11 of the motorway along the A422 to the top of Blacklocks Hill and at the roundabout take the second exit which leads into Middleton Cheney. Travel through the village and having passed the green on the left hand side take the first right hand turning into Rose Hall Lane. The property will be found after a short distance on the left hand side.

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:

- * Sitting room with engineered oak flooring, log burner, inbuilt shelving, understairs storage, window to front, opening to the dining/kitchen area, stairs to the first floor.
- * Dining area with ample space for table and chairs, doors to rear garden, opening to the kitchen.
- * The kitchen is fitted with a range of white base and eye level units with granite worktop over, inset sink, integrated oven with four ring electric hob and extractor over, space for washing machine, space for dishwasher, space for fridge freezer, window overlooking the rear garden.

- * Bedroom one is a large double with a window to the front, two inbuilt storage cupboards (one of which houses the combi boiler).
- * Bedroom two is a large single/small double with a window overlooking the rear garden.
- * The family bathroom is fitted with a bath with a rainfall style shower over, WC and vanity wash hand basin, part tiled wall, tiled flooring, heated towel rail and window to rear.
- * The rear garden comprises of a patio and seating area, small lawned area and a range of mature shrubs and bushes. A pathway leads to the rear access gate and also leads to the gated side access. Two garden sheds which will remain as well as an electric awning to the rear of the property.
- * Off road parking at the rear for at least one vehicle.
- * Soundproofing to the party wall for extra privacy and quietness.
- * The entire ground floor is wheelchair accessible.

Services

All mains services are connected. The boiler is located in the airing cupboard in bedroom one.

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.