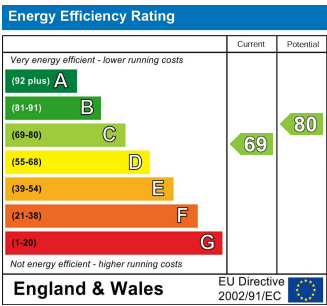


Agents Note

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.



Approximate Area = 1695 sq ft / 157.4 sq m
Limited Use Area(s) = 61 sq ft / 5.6 sq m
Garage = 144 sq ft / 13.3 sq m
Total = 1900 sq ft / 176.3 sq m
For identification only - Not to scale

Denotes restricted head height



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.



Fairview, 6a The Moors Drive
Middleton Cheney



Fairview, 6a The Moors Drive, Middleton Cheney, Oxfordshire, OX17 2PN

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.

Being Sold via Secure Sale online bidding. Terms & conditions apply. Starting bid £475,000
<https://www.pattinson.co.uk/auction>

AN INDIVIDUAL DETACHED FIVE BEDROOM FAMILY HOME WITH VERSATILE SPLIT LEVEL ACCOMMODATION LOCATED WITHIN THIS HIGHLY REGARDED CUL-DE-SAC ON THE EDGE OF THIS WELL SERVED AND POPULAR VILLAGE.

Entrance hallway, cloakroom, kitchen/dining room, utility room, conservatory, living room, master bedroom with en-suite, four further bedrooms, family bathroom, driveway, garage and carport, side and rear gardens. Energy rating C.

Starting bid £475,000 FREEHOLD



Directions

From Banbury proceed in an easterly direction toward Brackley (A422). Having passed the motorway roundabout follow the dual carriageway for half a mile and upon reaching the next roundabout continue straight ahead (2nd exit) towards Middleton Cheney. On entering the village turn right opposite the Dolphin Public House into Astrop Road and then take the second right into The Moors Drive. The property will be found on your left hand side.

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, café and popular public houses. Hot food takeaways include a Fish & Chip shop and Ming's Chinese. 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.

The Property

Fairview, 6a, The Moors Drive, Middleton Cheney is an individual detached family house which is pleasantly located within this sought after cul-de-sac on the edge of this well served village. The property has lovely views to the rear and there is versatile and flexible accommodation over four levels. At ground floor level there is a large hallway with a vaulted ceiling, a cloakroom/WC and a kitchen/dining room with adjoining conservatory and utility. At the lower level there are three double bedrooms all of which have double doors to the rear garden and there is also a family bathroom. On the upper level there is a spacious master bedroom with en-suite and a large sitting room with a balcony and a staircase which gives access to a further double bedroom.

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 Hallway

* A spacious entrance hallway with a vaulted ceiling and wood flooring.

Cloakroom

* Wash hand basin and WC

Kitchen/Dining Room

* A spacious open plan room. The dining area has wood flooring and gives access to the conservatory and a balcony with far reaching countryside views. The kitchen is fitted with eye level cabinets and base units and drawers with work surfaces, a one and a half bowl sink and drainer and a four ring gas hob with extractor over. There is a double oven and dishwasher and access to the utility room.

Utility Room

* Fitted wall cabinets, work surfaces, space for a washing machine, tumble dryer and space for a fridge-freezer. Wall mounted boiler, floor to ceiling cupboards and a door to the side.

Conservatory

* A useful additional room with tiled flooring and double doors to the side garden.

Lower Floor Accommodation

* There are three double bedrooms located on the lower level, all of which have double doors onto the rear garden. There is also a family bathroom which is fitted with a modern suite comprising a roll top bath, a shower cubicle, a wash hand basin and WC. The bathroom is fully tiled and has a heated towel rail.

Master Bedroom

* A double room with a window to the rear, a built in cupboard and an en-suite bathroom.

Sitting Room

* A large reception room with ample space for lounge and dining furniture, double doors opening on to a balcony and stairs to the upper floor.

Bedroom Two

* A large double room with built in wardrobes and Velux roof windows.

Outside

* To the front of the property there is a large driveway which provides parking for several vehicles and there is also a single garage and a gated carport. To the rear of the property there is a manageable garden with well stocked borders. To the side there is a useful paved courtyard garden.

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.

Auctioneer's Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. <https://www.pattinson.co.uk/auction>

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.