

Agents Note

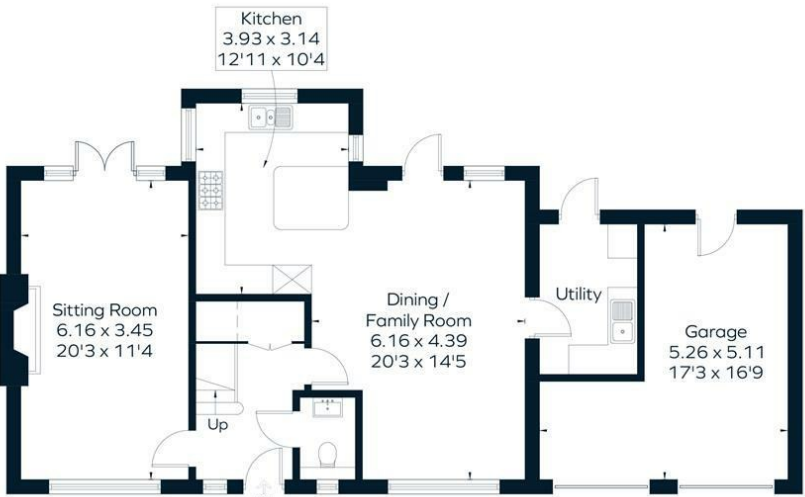
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Approximate Floor Area = 178.2 sq m / 1918 sq ft
Garage = 20.0 sq m / 215 sq ft
Total = 198.2 sq m / 2133 sq ft

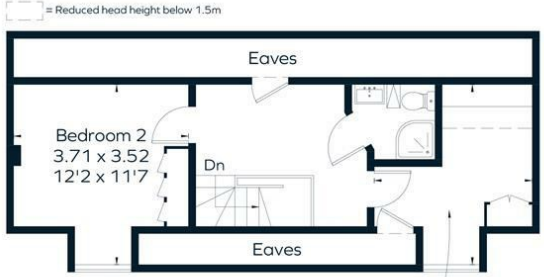
Referral fees

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.

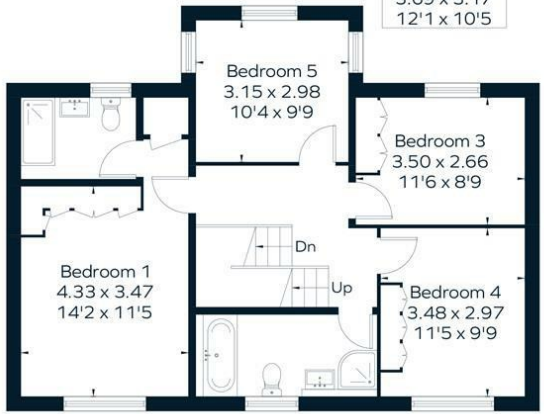
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	75
EU Directive 2002/91/EC		



Ground Floor



Second Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #95690

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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.



8 Slade Leas
Middleton Cheney



8 Slade Leas, Middleton Cheney, Oxfordshire, OX17 2NH

Approximate distances
Banbury 3.25 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.

A SPACIOUS SIX BEDROOM DETACHED HOME OFFERING FLEXIBLE ACCOMMODATION OVER THREE FLOORS BENEFITTING FROM A DOUBLE GARAGE AND GENEROUS PARKING LOCATED IN A WELL SERVICED VILLAGE WITH SCHOOLS FOR ALL AGES AND SCENIC COUNTRYSIDE WALKS NEARBY. THIS PROPERTY OFFERS THE PERFECT BLEND OF COMFORT, CONVENIENCE AND COUNTRYSIDE LIVING.

Entrance hall, sitting room, open plan kitchen dining/family room, utility, downstairs WC, six bedrooms, ensuite to the master bedroom, bathroom and separate shower room, double garage, rear garden, driveway parking for several cars. Energy rating C.

£775,000 FREEHOLD



Directions

From Banbury proceed in an easterly direction toward Brackley (A422). At the top of Blacklocks Hill take the second exit at the roundabout and continue into Middleton Cheney. Travel through the village passing The Green on the left hand side and after a short distance turn left into Waters Lane. Continue for approximately 300 yards and Slade Leas will be found as a turning on the left. 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 West 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, Oxford and Birmingham. Bus services link the village to Banbury and Brackley - 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:

- * Entrance hall with doors to sitting room, kitchen/dining/family room and downstairs WC, understairs storage, laminate flooring, stairs to first floor.
- * Sitting room accessed off the entrance hall which has a gas fire with ornamental surround, window to front, French doors to rear, laminate flooring.
- * Open plan kitchen/dining/family room. The kitchen area comprises a range of wood effect base and eye level units with a granite worktop over, integrated dishwasher, space for American style fridge freezer, space for range cooker, extractor hood, breakfast bar with seating, window to rear. The dining area has space for dining table and furniture with an additional seating area with space for sofa, door and window to the rear garden, window to front, door to the utility.
- * The utility is fitted with base and eye level units to match the kitchen, inset sink, space for tumble dryer, space and plumbing for washing machine, space for additional fridge freezer, door to rear.
- * Downstairs WC fitted with a WC, vanity wash hand basin, window to front, laminate flooring.
- * First floor landing with doors to bedrooms, one, three four and five as well as the family bathroom, stairs to second floor.

- * The master bedroom is a large double with fitted wardrobes, window to front and an ensuite which comprises walk-in shower cubicle, WC, vanity wash hand basin, window to rear, heated towel rail and part tiled walls.
- * Bedrooms three and four are both doubles with fitted wardrobes, bedroom three has a window to the rear and bedroom four has a window to the front.
- * Bedroom five is a large single/small double with fitted wardrobes and three windows to the rear.
- * First floor family bathroom fitted with a suite comprising bath, walk-in shower cubicle, WC, vanity wash hand basin, heated towel rail, part tiled walls, window to front.
- * Second floor landing with doors to bedroom two and six, access to eaves storage and door to the shower room.
- * Bedroom two is a double with fitted wardrobes and window to front.
- * Bedroom six/study is a single with fitted wardrobe and a window to the front as well as access to further eaves storage.
- * Shower room comprising shower cubicle, WC, vanity wash hand basin, velux window to rear.
- * The rear garden comprises a patio area immediately outside the back door, a large lawned area with border, gravelled seating area. Shed. Personal door to the rear of the double garage, access to front.
- * To the front there is off road parking for several vehicles.
- * Double garage with up and over doors, power and light. Part of the garage has been used to create the utility.

Services

All mains services are connected.

Local Authority

West Northants District Council. Council tax band G.

Energy rating: C

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

Viewing

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

