

## 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

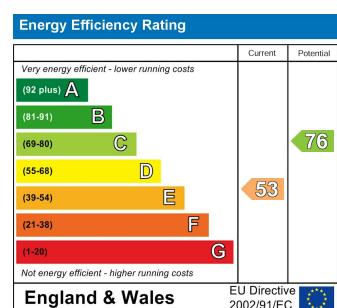
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Ground Floor Approx Area = 45.97 sq m / 495 sq ft  
First Floor Approx Area = 37.97 sq m / 409 sq ft  
Total Area = 83.94 sq m / 904 sq ft

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

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)



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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.



2 Royal Oak Lane  
Middleton Cheney

Anker

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.

**A SEMI DETACHED TWO BEDROOM COTTAGE  
LOCATED IN THE HEART OF THE VILLAGE WHICH HAS  
CHARACTER AND REQUIRES COMPLETE  
MODERNISATION**

Hall, sitting room, kitchen/dining room, utility room, shower room/WC, two double bedrooms, bathroom, gas central heating via radiators, small rear garden. Energy rating E.

£230,000 FREEHOLD



**Directions**

From Banbury proceed in an easterly direction toward Brackley (A422). Having passed the motorway junction continue straight on at the roundabout at the top of Blacklocks Hill and follow the road into Middleton Cheney. Continue past the school and the library and the property will be found after the green on the right 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 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:

- \* A predominantly stone built spacious two bedroom cottage which requires thorough modernisation and is located in the heart of the village within walking distance of the many amenities therein.
- \* Approached at the rear via a stable door into a hall from which there is a living room with stone fireplace, windows to side and rear and exposed beams.
- \* Kitchen/dining room with dated units, gas cooker point, breakfast bar, dining area with space for table and chairs and window to front.
- \* Utility room with door to rear garden, wall mounted Worcester gas fired boiler, plumbing for washing machine and space for further appliances, window to rear.
- \* Shower room with a dated white suite and ceramic tiled floor.
- \* First floor landing with window to front and doors to the main double bedroom with built-in wardrobes and double aspect via windows to front and rear.

\* Second double bedroom with window to rear, fitted wardrobes and wash hand basin with cupboard under.

\* First floor bathroom fitted with a white suite comprising panelled bath, wash hand basin and WC, door to built-in airing cupboard, window, hatch to loft.

\* A small rear garden approached via a gate at the approached via a small lawn and steps up to a paved patio where there is a storage shed and a suitable space for bin storage.

\* Gas central heating via radiators.

**Services**

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

**Local Authority**

West Northants District Council. Council tax band C.

**Viewing**

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

**Energy rating: E**

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

**Anti Money Laundering Regulations**

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.