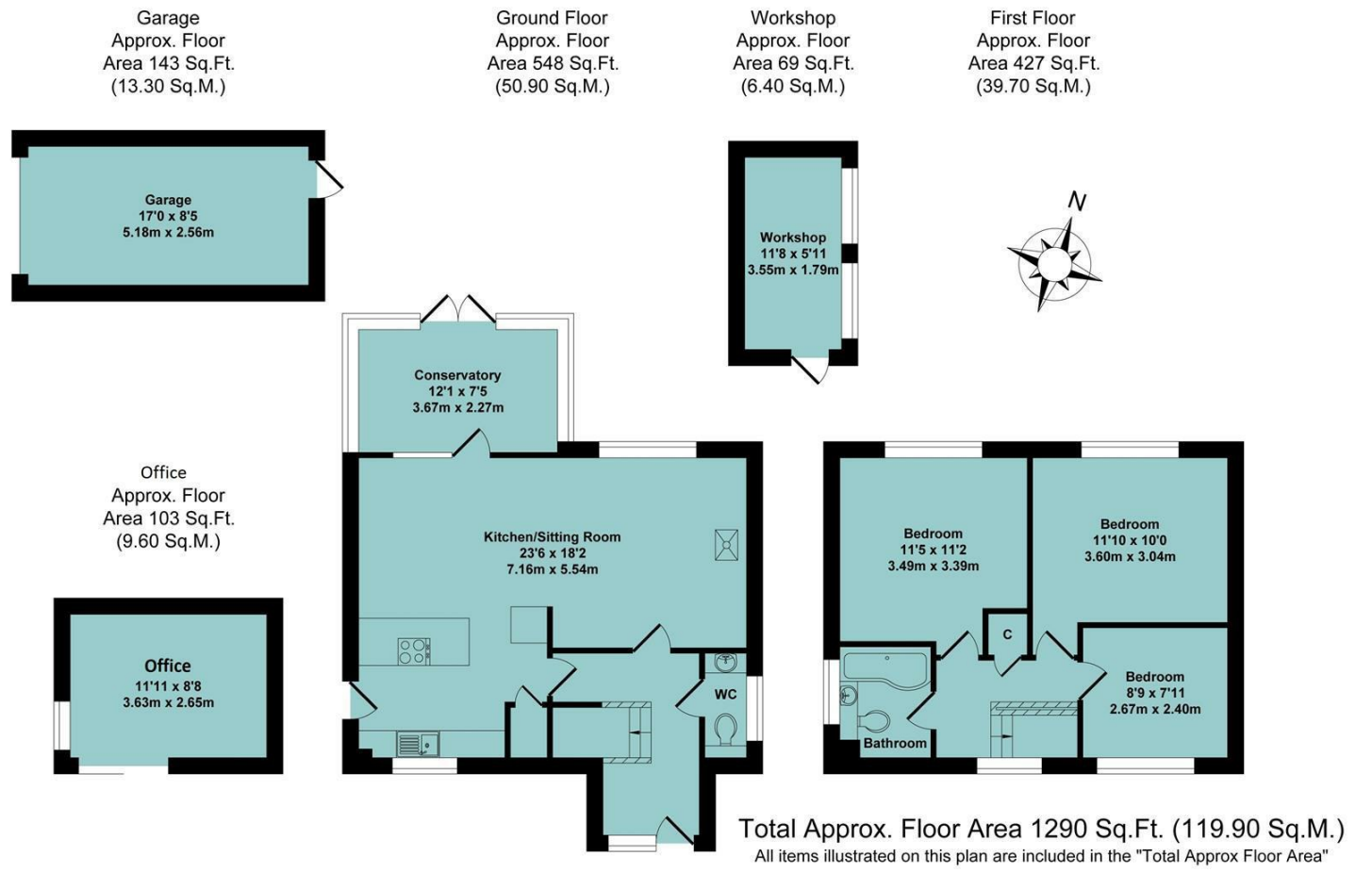
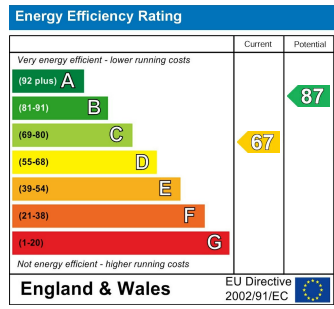


Agents Note

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.



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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.



30 Washle Drive
Middleton Cheney



30 Washle Drive, Middleton Cheney, Oxfordshire, OX17 2PY

Approximate distances

Banbury town centre 4 miles
Banbury railway station 4 miles
M40 (J11) 1.5 miles
Brackley 7.5 miles
Banbury to Oxford by rail 17 mins
Banbury to Marylebone by rail 55 mins

A THREE BEDROOM DETACHED PROPERTY IN A SOUGHT AFTER VILLAGE LOCATION WHICH BENEFITS FROM OPEN PLAN LIVING SPACE, A GARDEN OFFICE, A GARAGE AND OFF ROAD PARKING

Entrance hall, open plan living/dining room/kitchen, downstairs WC, conservatory, three bedrooms, bathroom, garden office, garage and driveway. Energy rating D.

£367,000 FREEHOLD



Directions

From Banbury proceed in an easterly direction toward Brackley (A422). At the top of Blacklocks Hill take the third exit on the roundabout toward Brackley. After approximately a mile take the next left turn into Middleton Cheney on Main Road and then take the next left into Washle Drive. Follow the road around to the right and the property will be found on the right hand side just before the turning for Longburges.

Situation

Middleton Cheney boasts a vibrant community with something for all ages. 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 Karndean flooring, stairs to first floor, doors to kitchen and sitting room and downstairs WC.

* Kitchen with window overlooking the front garden, island with four ring induction hob with extractor over, integrated fridge freezer, washer/dryer, space for dishwasher, a range of cream gloss base and eye level units with a slabbed worktop over, built-in pantry, door to side.

* Open plan sitting/dining room located at the back of the property with window overlooking the rear garden, double doors leading to the conservatory, log burner.

* Conservatory with double doors opening onto the rear garden.

* Bathroom fitted with a modern white suite comprising a p-shaped bath with shower over, WC and wash hand basin, heated towel rail, window to side.

* Two double bedrooms located at the rear.

* Generous single bedroom with window to front.

* A good sized plot with good sized gardens to both front and rear. At the front there is lawned garden with trees, shrubs and a path to front door. The rear garden is mainly laid to lawn with a paved patio area adjoining the house. A path leads to the garden office which has light, power and a Cat-6 internet connection. Another path leads to a good-sized workshop with light.

* Garage and driveway located at the rear of the property accessed from Longburges with personal access to and from the back garden.

Services

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

Local Authority

West Northants District Council. Council tax band C.

Energy rating: D

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

Viewing

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