



Cloisters Cottage, 1 Michaelmas Close  
Middleton Cheney | Banbury | Oxfordshire | OX17 2GS



# CLOISTERS COTTAGE

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A beautifully presented detached thatched residence built from Hornton stone, to an award winning design, and in a sought after location, comprising entrance hall, cloakroom/WC, kitchen, utility room, dining room, superb sitting room, snug, four bedrooms, two with en-suites, family bathroom, first floor office, double garage, parking for four cars and a beautiful garden.







A beautifully presented detached residence in sought after location which comprises entrance hall, cloakroom/WC, utility room, open plan kitchen, and dining room leading to a superb sitting room, snug, four bedrooms, two with en-suites, family bathroom, first floor office, double garage, parking for four cars and a beautiful garden.

### Ground Floor

Upon entering, the hall has stairs rising to the first floor, a useful storage cupboard and access to the cloakroom/WC.

The kitchen has tiled flooring, a central island, ample work space, integrated fridge/freezer, Rangemaster oven and dishwasher.

There are windows to the side and rear, whilst access is provided to the utility room.

The utility room has space for appliances, a window to the front and a door to the side.

The dining room flows perfectly from the kitchen and has tiled flooring, space for a table to seat around ten guests and French doors which open out to the rear and double doors leading to the sitting room.

The lovely, good sized sitting room, has wood flooring, a wood burning stove in a feature brick surround, a window to the rear and French doors also to the rear elevation.

Completing the ground floor is the snug which is used as a TV room but would also make for an excellent office or playroom.

















# Seller Insight

“Nestled on a serene private road alongside three other charming thatched houses, this award-winning home offers a rare combination of beauty, privacy, and tranquillity. The owners have lovingly lived here for over eight years, drawn in by the home's unique charm, thoughtful design, and immense potential. Situated on a well-maintained plot, the property is a true haven of peace, where natural beauty meets sophisticated living.

One of the most striking features is the way the home connects with the outdoors. The garden, with its flourishing ornamental Italian-inspired design, becomes an extension of the living space, offering an idyllic setting for everything from morning coffees to sunset gatherings. The veranda, added by the current owners, provides the perfect spot to relax after a long day, with views of a sun-drenched deck that serves as a year-round retreat.

Inside, the layout has been thoughtfully redesigned to create a flow that is both practical and inviting. The open-plan kitchen seamlessly connects to the dining and sitting areas, making the home perfect for both quiet family moments and lively entertaining. During the summer months, open the doors to let the garden in; in the winter, cosy up by the wood-burning stove, which brings warmth and ambiance to festive gatherings. The space has comfortably hosted parties for 30 to 40 guests, making it an entertainer's dream.

The home's thatched roof not only adds to its charm but also ensures that the interior remains cool on hot summer days and warm during the colder months. The natural light throughout the day creates a warm and inviting ambiance, with the sun tracking from the garden in the morning to lighting up the Hornton Stone wall in the afternoon.

Set in the picturesque village of Middleton Cheney, this home offers easy access to local amenities, excellent schools, and a strong sense of community. The owners will miss the peace and comfort of closing the door at night, but they are ready to pass this cherished home on to its next lucky owners, offering one piece of advice: open the doors on sunny days, enjoy the garden, and host wonderful gatherings with loved ones.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









## First Floor

To the first floor, the feature bedroom is spacious and has built in wardrobes, a useful storage cupboard, a window to the rear and access to the en-suite which benefits from having a bath and separate shower.

The guest bedroom has built in wardrobes, a window to the rear and access to an en-suite.

Another good sized double can also be found on this level which has built in wardrobes and a window to the front.

From the landing, access is provided to a useful office space with a fully fitted desk, two storage cupboards, a window to the front and stairs which rise to the second floor.

The well presented family bathroom completes this floor.

The fourth bedroom is located on the second floor and is a large room which access to a spacious roof storage area and a window to the side.

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## Outside

The gardens at Cloisters Cottage are outstanding and are split into two sections.

The main garden area is laid to lawn with a lovely seating area covered by a veranda, and is part walled and has mature trees too.

A pathway leads to a beautiful Italian style garden which was designed by the current owners and offers privacy and a lovely raised decking area, ideal for sunbathing.

Also benefiting from a double garage and parking for four cars, this home really must be seen to be appreciated.

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# LOCATION

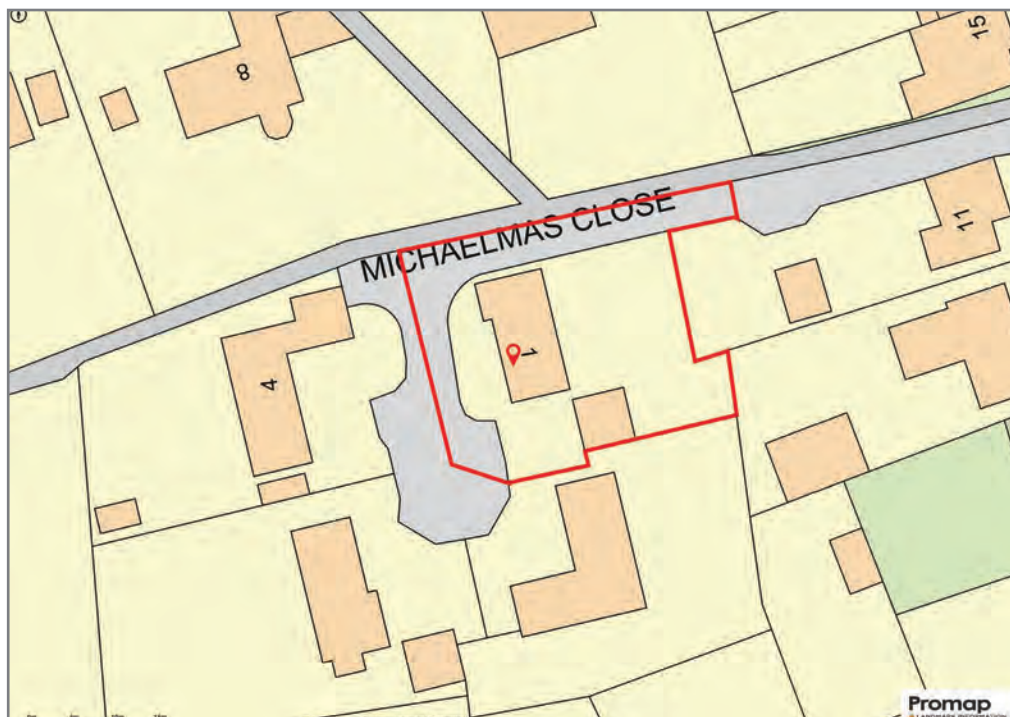
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Middleton Cheney is situated around three miles East of Banbury and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour. The village has an excellent primary and secondary school as well as several convenient shops.









### Services, Utilities & Property Information

**Utilities** - Mains water and sewerage, gas fired central heating, electricity supply.

**Mobile Phone Coverage** - 5G mobile signal is available in the area but we advise you to check with your provider

**Broadband Availability** – Ultrafast broadband is available with upload and download speeds of 1,000 mbps.

The property is located on a private road

Tenure - Freehold

**Local Authority:** West Northamptonshire District Council

**Council Tax Band:**

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07736 937633

### Website

For more information visit F&C Microsite Address - <https://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents>

### Opening Hours:

Monday to Friday - 9.00 am - 6 pm

Saturday - 9.00 am - 5 pm

Sunday - By appointment only

*Offers over £850,000*







GROSS INTERNAL AREA: 2135 sq ft, 198 m<sup>2</sup>  
 EAVES & LOW CEILINGS: 244 sq ft, 20 m<sup>2</sup>  
 GARAGE: 356 sq ft, 33 m<sup>2</sup>

**OVERALL TOTALS: 2735 sq ft, 251 m<sup>2</sup>**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION











## TERRY ROBINSON PARTNER AGENT

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Terry has been in the estate agency industry for 20 years and has a wealth of knowledge in the property sector. Having left the corporate world to set up his own brand, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued. Terry has already sold several properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

YOU CAN FOLLOW TERRY ON



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*“Having just purchased my new home through Fine and Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!”*

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## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



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