



16 Yew Tree Close, Middleton Cheney
Banbury, Oxfordshire, OX17 2SU



ROUND & JACKSON
ESTATE AGENTS





An immaculately presented four bedroom detached house with a garage and home office situated in this sought after village of Middleton Cheney, close to local schools and amenities.

The Property

16 Yew Tree Close, Middleton Cheney is a spacious and beautifully presented family house which occupies a pleasant corner position within this popular residential neighbourhood. The accommodation is arranged over two floors and is well laid out throughout. On the ground floor there is a spacious entrance hallway, cloakroom/W.C., family room, large sitting room, conservatory, kitchen and utility room. On the first floor there are four bedrooms with an en-suite to the master and a modern family bathroom. One of the single garages has been converted to a home office making it ideal for those who work from home. There is also a double driveway and attractive gardens to the front, rear and side.

We have prepared a floor plan to show the room sizes and layout. Some of the main features are:

Entrance Hallway

A spacious hallway with doors to all ground floor accommodation, stairs rising to the first floor and an understairs cupboard.

Cloakroom

Fitted with W.C and wash hand basin with slate tiled flooring and a window to the front aspect.

Family Room

A useful reception space with a box bay window to the front aspect.

Kitchen

The kitchen has been re-fitted with a range of modern shaker style eye level cabinets, base units and drawers with work surfaces over and an inset sink and drainer, four ring induction hob with extractor hood over and a window overlooking the rear garden. There is an integrated fridge/freezer, dishwasher, double oven as well as attractive tiled splashbacks and flooring with a doorway to the utility room.

Utility Room

Fitted with eye level cabinets, work top, tiled splashbacks and cupboard beneath with space and plumbing for a washing machine and tumble dryer. There is a door to the side of the property.

Sitting Room

A large reception room with a gas fire place and two double doors leading to the conservatory.

Conservatory

A superb conservatory with slate tiled flooring, gas central heating connected and double doors leading to the rear garden.

First Floor Landing

Doors to all first floor accommodation, hatch to loft space and airing cupboard housing the hot water cylinder.

Master Bedroom

A double bedroom with triple fitted wardrobes, a window to the rear aspect and a door to the en-suite.

En-Suite

A modern wet room fitted with a rainfall shower, W.C., vanity unit, heated towel rail and a window to the side aspect with tiled flooring and splashbacks throughout.

Bedroom Two

A double bedroom with a window to the rear aspect.



Bedroom Three

A double bedroom with a window to the front aspect.

Bedroom Four

A single bedroom with a window to the rear aspect.

Family Bathroom

Fitted with a modern suite comprising a panelled bath with mixer shower over, W.C. and vanity units. There are tiled splashbacks and flooring with a window to the front aspect.

Outside

This property benefits from having beautiful gardens that wrap around to the front, side and rear. To the front of the property there is a driveway which provides parking for two vehicles in front of the garage and home office. There is also a gravelled garden area with established shrubs, plants, and vegetable beds. To the rear of the property there is a private garden which features beautifully well stocked flower and shrub beds, established trees, a pond, lawned and gravelled areas and a decked seating area. To the side of the property there is another seating area with recently fitted Composite decking, established plant borders and access to the home office with a further gravelled space behind.

Situation

Middleton Cheney is one of the larger villages in the area and is by-passed by the A422 Banbury to Brackley Road. Facilities within the village includes chemist, library, bus service, village store, newsagents, post office, and a choice of public houses. The village also provides both primary and secondary schooling. More comprehensive facilities can be found in the nearby market town of Banbury including the Castle Quay Shopping Centre, and the Spiceball Leisure Centre. There is access to the M40 at Jct 11, and a mainline railway station provides a service to London Marylebone.

Directions

From Banbury proceed in an easterly direction toward Brackley (A422). Once you've crossed the motorway roundabout follow the dual carriageway for half a mile and on reaching the next roundabout go straight over (2nd exit) towards Middleton Cheney. As you enter the village turn left at the Dolphin public house onto the High Street, follow the road for a short distance and then take the first right turn into Bull Baulk. Follow the road down and shortly after bearing left you will find Yew Tree Close on your right. Follow the road and the property will be found on the right hand side after the road turns to the left.

Services

All mains services connected. The boiler is located in the utility room.

Local Authority

West Northamptonshire District Council. Tax band E.

Viewing arrangements

By prior arrangement with Round & Jackson.

Tenure

A freehold property.

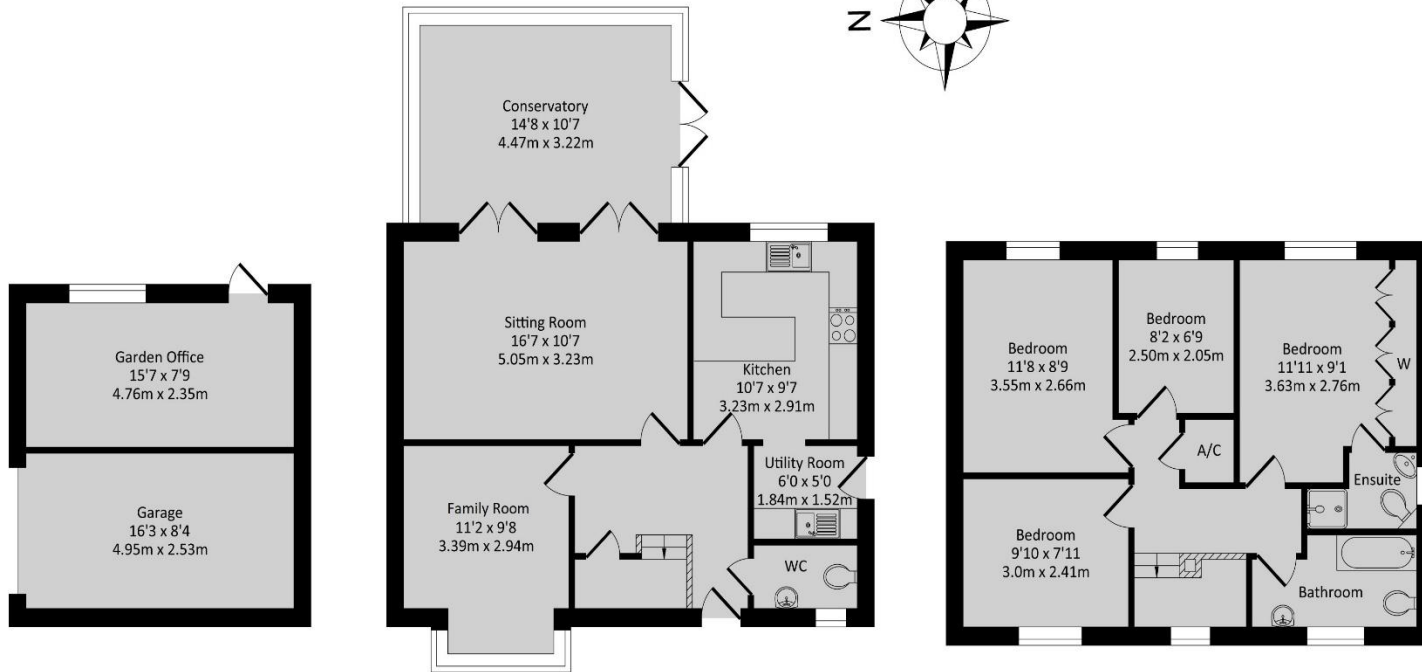
Asking price: £550,000



Outbuilding
Approx. Floor
Area 255 Sq.Ft.
(23.70 Sq.M.)

Ground Floor
Approx. Floor
Area 703 Sq.Ft.
(65.30 Sq.M.)

First Floor
Approx. Floor
Area 519 Sq.Ft.
(48.20 Sq.M.)



Total Approx. Floor Area 1477 Sq.Ft. (137.20 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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