



Fairview, The Moors Drive
Middleton Cheney, Banbury, OX17 2PN





An individual detached five bedroom family home with versatile and split level accommodation located within this highly regarded residential neighbourhood on the edge of this well served and popular village.

The property

Fairview, The Moors Drive, Middleton Cheney is an individual detached family house which is pleasantly located within this sought after cul-de-sac on the edge of this well served village. The property has lovely views to the rear and there is versatile and flexible accommodation which is split over four floors. At ground floor level there is a large hallway with a vaulted ceiling, a cloakroom/WC and a kitchen/dining room with adjoining conservatory and utility. At the lower level there are three double bedrooms all of which have double doors to the rear garden and there is also a family bathroom. On the upper level there is a spacious master bedroom with en-suite and a large sitting room with a balcony and a staircase which gives access to a further double bedroom. To the front of the property there is a large driveway which provides parking for several vehicles and there is also a single garage and a gated carport. There is lawned garden to the rear and a paved garden to the side. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A spacious entrance hallway with a vaulted ceiling and wood flooring.

Cloakroom

Wash hand basin and WC.

Kitchen/Dining Room

A spacious open plan room. The dining area has wood flooring and gives access to the conservatory and a balcony with far reaching countryside views. The kitchen is fitted with eye level cabinets and base units and drawers with work surfaces, a one and a half bowl sink and drainer and a four ring gas hob with extractor over. There is a double oven and dishwasher and access to the utility room.

Utility Room

fitted wall cabinets, work surfaces, space for a washing machine and tumble dryer and space for a fridge-freezer. Wall mounted boiler, floor to ceiling cupboards and a door to the side.

Conservatory

A useful additional room with tiled flooring and double doors to the side garden.

Lower Floor Accommodation

There are three double bedrooms located on the lower level, all of which have double doors onto the rear garden. There is also a family bathroom which is fitted with a modern suite comprising a roll top bath, a shower cubicle, a wash hand basin and WC. The bathroom is fully tiled and has a heated towel rail.

Master Bedroom

A double room with a window to the rear, a built in cupboard and an en-suite bathroom.

Sitting Room

A large reception room with ample space for lounge and dining furniture, double doors opening on to a balcony and stairs to the upper floor.

Bedroom Two

A large double room with built in wardrobes and Velux roof windows.

Outside

To the front of the property there is a large driveway which provides parking for several vehicles and there is also a single garage and a gated carport. To the rear of the property there is a lawned garden with well stocked flower and plant borders. To the side there is a further area of garden which is attractively paved.



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 include, 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). Having passed the motorway roundabout follow the dual carriageway for half a mile and upon reaching the next roundabout continue straight ahead (2nd exit) towards Middleton Cheney. On entering the village turn right opposite the Dolphin Public House into Astrop Road and then take your second right into The Moors Drive. The property will be found on your left hand side.



Services

All mains services connected.

Local Authority Cherwell

District Council. Tax band F.

Viewing Arrangements

By prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price £575,000





Approximate Area = 1695 sq ft / 157.4 sq m

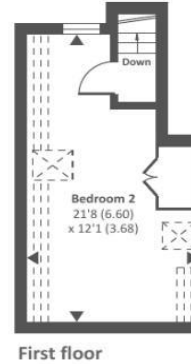
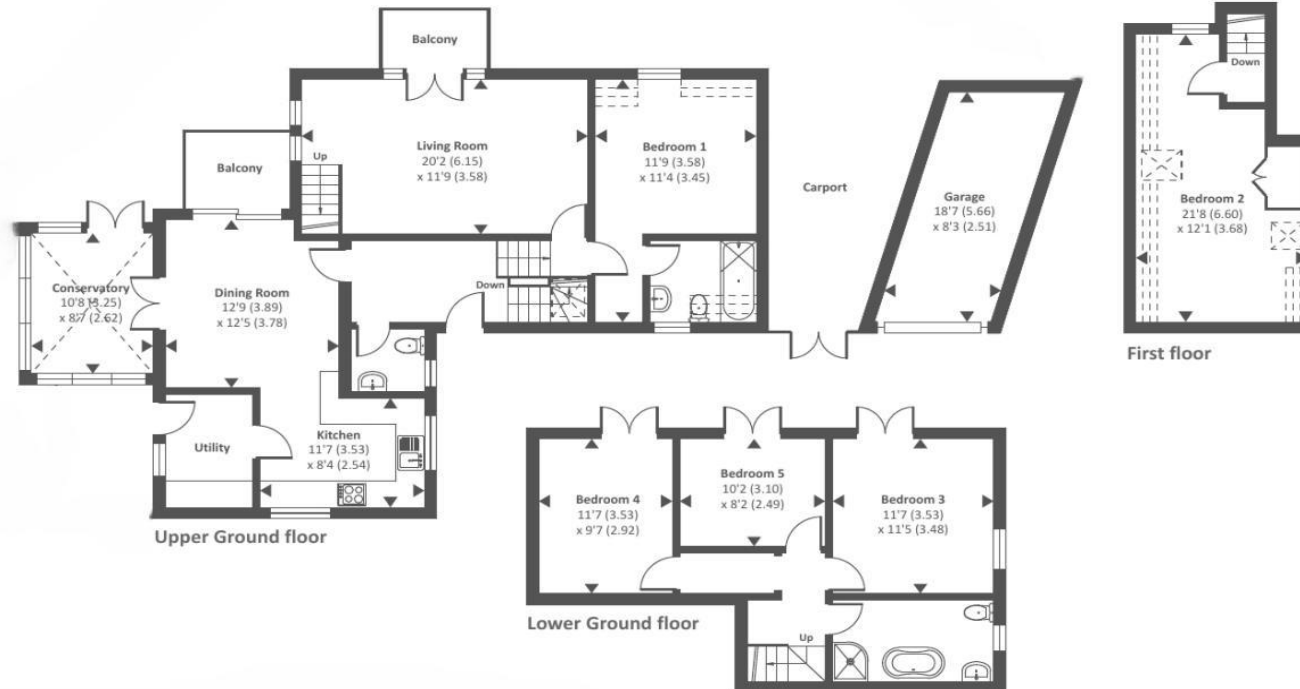
Limited Use Area(s) = 61 sq ft / 5.6 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1900 sq ft / 176.3 sq m

For identification only - Not to scale

Denotes restricted
head height



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

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