



28 Longburges, Middleton Cheney
Banbury, OX17 2QD



ROUND & JACKSON
ESTATE AGENTS





An extended four bedroom detached house located in a sought after cul-de-sac and close to amenities within this well served village.

The property

28 Longburges, Middleton Cheney is a modern detached family home which is located in an established development within this popular village. The ground floor is primarily open plan with a modern fitted kitchen-dining area and sitting room with doors to the rear garden. There is also a hallway and cloakroom/WC. On the first floor there is a central landing, four bedrooms and two bathrooms. There is a landscaped garden to the rear of the property and to the side there is a driveway which gives access to the garage which has been adapted into a garden room/home office.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Wood flooring, stairs to first floor, understairs cupboard.

Cloakroom

Wash hand basin and low level WC.

Kitchen

A re-fitted kitchen with modern eye level cabinets and base units and drawers with work surfaces over. Inset sink and drainer, five ring gas hob with extractor over, integrated oven, microwave, dishwasher and washing machine. Space for an American style fridge-freezer, store cupboard and a large opening to the dining area and sitting room.

Sitting/Dining

Linked to the kitchen to create open plan living. There are double doors to the rear garden, space for a table and chairs, and a wood burning stove.

First Floor Landing

Hatch to loft space and doors to all first floor accommodation.

Bedroom One

A double room with a window to the rear.

Bedroom Two

A double room with a window to the rear.

Bedroom Three

A good sized room with an en-suite shower room.

Bedroom Four

A single room with a window to front

Bathroom

Fitted with a panelled bath with a shower over, a wash hand basin and W.C. Tiled flooring and a heated towel rail.

Outside

To the side of the property there is a driveway which provides off road parking. The rear garden is low maintenance and has been landscaped. There is a large decked seating area with a pergola adjoining the house and an artificial lawn with flower and plant borders. The garage has been converted into a useful garden room/office with a store to the front.



Situation

Middleton Cheney is a very sought after and well served village and is one of the larger villages in the area which is by-passed by the A422 Banbury to Brackley Road. Facilities within the village include a 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). From the motorway junction continue along Blacklocks Hill to the roundabout. Take the third exit and continue until the end of the village bypass where you will turn left back in towards the village. Then take the next left hand turn into Washle Drive and continue until the right hand turning into Longburges is reached. Having turned right into Longburges follow the road round right-handed following the numbering system and the property will be found in the left hand corner.



Services

All mains services connected.

Local Authority

South Northants Council. Tax band D.

Viewing Arrangements

By prior arrangement with Round & Jackson.

Tenure

A freehold property.

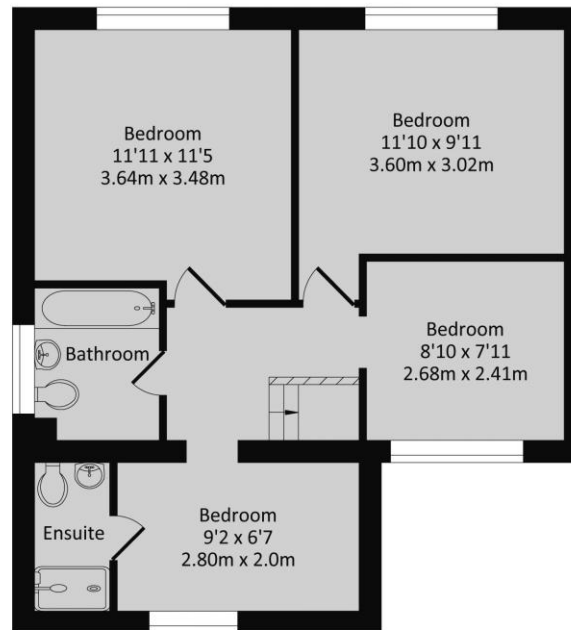
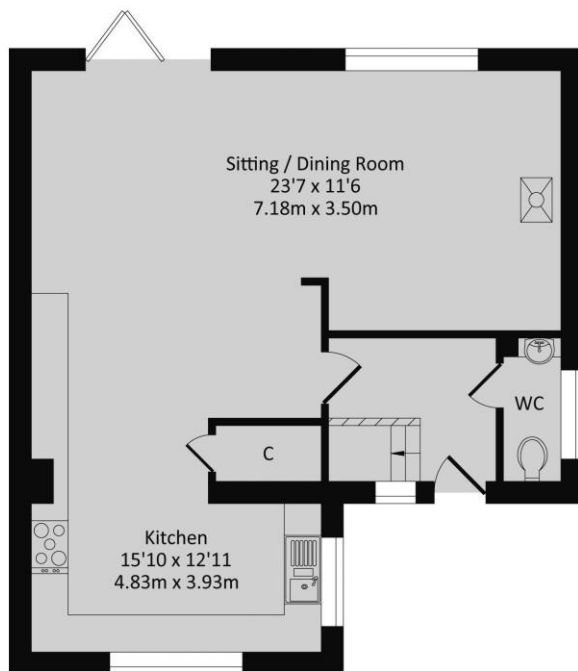
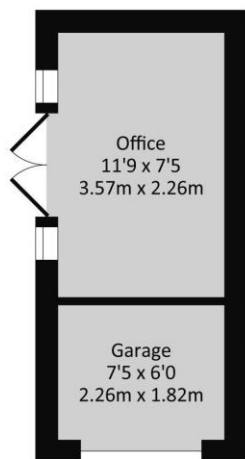
Asking Price £380,000



Outbuilding
Approx. Floor
Area 133 Sq.Ft.
(12.40 Sq.M.)

Ground Floor
Approx. Floor
Area 524 Sq.Ft.
(48.70 Sq.M.)

First Floor
Approx. Floor
Area 524 Sq.Ft.
(48.70 Sq.M.)



Total Approx. Floor Area 1181 Sq.Ft. (109.80 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		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham – High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit the 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.



ROUND & JACKSON
ESTATE AGENTS