



1 Tenlands

Middleton Cheney, OX17 2NL



ROUND & JACKSON  
ESTATE AGENTS









A superb, four-bedroom, detached bungalow with large gardens and a double garage with ample driveway parking and located within this exclusive development in the heart of the popular village of Middleton Cheney.

#### The property

1 Tenlands, Middleton Cheney is a spacious and well presented, four-bedroom detached bungalow with a pretty rear garden and a further woodland area. The bungalow sits on a large plot and has an impressive frontage along with a large driveway. The bungalow is situated within the exclusive Tenlands development with easy access into the village and its amenities. The bungalow has been lived in by the current owners since it was built in around 1985. The living accommodation is arranged over one level and is well laid out. There is an entrance porch, hallway, W.C, sitting room, dining room, conservatory, kitchen/breakfast room, utility room, four bedrooms with en-suite, a further bathroom and there is a double garage. Outside to the front there is a lovely lawned garden and a large driveway, to the rear there is a private and very beautiful lawned garden with many established trees, shrubs and bushes and from here there is access to a wonderful woodland area which is owned by the house. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

#### Entrance Porch

A useful porch area with tiled flooring and doors leading into the hallway and garage.

#### Double Garage

A double garage with power and lighting, a high-level window to the front aspect and there are a pair of double garage doors leading onto the driveway. There is a boarded roof space which is ideal for storage.

#### Entrance Hallway

Doors leading to all rooms and oak effect laminate flooring. There are three built-in storage cupboards, two provide coat hanging space long with shelving, and one houses the hot water tank and also has extra shelving.

#### W.C

Fitted with a white suite comprising of a toilet and a hand basin with tiled splash backs and tiled flooring. Window overlooking the porch.

#### Sitting Room

A spacious sitting room glazed double doors leading into the dining room and a sliding patio door leading into the conservatory along with a further window overlooking the garden. There is a wooden fireplace with an inset, coal effect gas fire fitted.

#### Conservatory

A good-sized addition to the property with wood effect laminate flooring and there is a door leading into the garden and a radiator which forms part of the main heating system.

#### Dining Room

A pleasant dining room with plenty of space for a table and chairs and there is a window overlooking the rear garden and there are doors leading into the hallway and sitting room.

#### Kitchen/Breakfast Room

A bright and airy room with wall panelling fitted and there is a window overlooking the rear garden and a door leading into the utility room. The kitchen area is fitted with a range of cream coloured, shaker style cabinets with worktops over and tiled splash backs. There is an inset sink and drainer and a range of integrated appliances including an electric double oven, a four-ring gas hob and an extractor hood. There is space for a fridge and wood effect laminate flooring throughout.

#### Utility Room

A good-sized utility room with fitted cabinets, a worktop area and a sink with drainer, with tiled splash backs. There is space and plumbing for a dishwasher and a washing machine and tiled flooring throughout. Window and door leading into the rear garden and the wall mounted Worcester gas fired boiler is located here.

#### Main Bedroom and En-Suite

A very large double bedroom with fitted wardrobes and two windows to the front aspect. There is a door leading into the en-suite which is fitted with a white suite comprising of a corner shower, a toilet and a wash basin with a vanity storage cupboard beneath. Attractive floor to ceiling wall tiling, tiled flooring and there is a window to the rear aspect.





#### Bedroom Two

A large double bedroom which has a range of fitted wardrobes and there is an archway leading into a dressing area. Two windows to the front aspect.

#### Bedroom Three

A double bedroom with a window overlooking the rear garden. A good size bedroom with fitted wardrobes.

#### Bedroom Four

A single bedroom with a window to the front aspect. Currently being used as a study.

#### Family Bathroom

Fitted with a panelled bath, a toilet and a wash basin which has a vanity storage cupboard beneath. There is floor to ceiling tiling, tiled flooring and there is a window to the side aspect. Heated towel rail/radiator.

#### Outside

To the rear of the property there is a beautiful, and very private lawned garden with many established trees, shrubs and bushes. There are two wooden outbuildings, one of which has power connected. There is a large, paved patio area adjoining the house and an outside tap is fitted. There is gated access to the side of the property where there is a further garden area and there are gates leading through to the woodland area.

The woodland area has many established trees and the pathway circles around and back into the main garden area where there is a pond and a number of fruit trees including eating apple trees, cooking apple trees and a plum tree. To the front of the property there is a lawned garden with established trees, shrubs and bushes and there is a pathway leading to the front door which has sleeper edged borders. The gravel driveway provides parking for around six vehicles. The road to the front is very quiet with only vehicles needing access into Tenlands passing.

#### Situation

Middleton Cheney is one of the larger villages in the area and is bypassed by the A422 Banbury to Brackley Road. Facilities within the village include a chemist, church, 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.

**Asking Price: £775,000**

#### Directions

Directions - From Banbury proceed in an easterly direction toward Brackley (A422). At the top of Blacklocks Hill continue over the roundabout where signposted to Middleton Cheney. As you enter the village turn left into Queens Street then take the first left through the gated road into Tenlands. Number 1 will be found immediately on your left as you enter the development.

#### Services

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

#### Local Authority

South Northants District Council. Tax band G.

#### Viewing Arrangements

By prior arrangement with Round & Jackson.

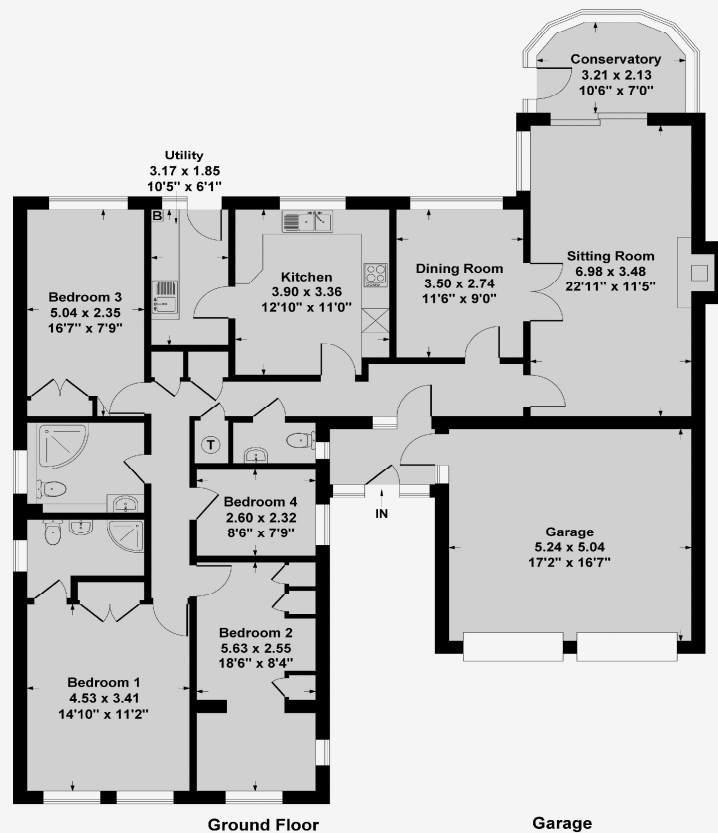
#### Tenure

A freehold property.









Ground Floor Approx Area = 145.19 sq m / 1563 sq ft  
 Garage Approx Area = 26.41 sq m / 284 sq ft  
 Total Area = 171.60 sq m / 1847 sq ft

Measurements are approximate, not to scale,  
 illustration is for identification purposes only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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