



52 Main Road
Middleton Cheney | OX17 2LT

 FINE & COUNTRY

52 MAIN ROAD

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Comprising entrance hall, superb kitchen with dining area, utility room, cloakroom/WC, sitting room, study/home office with annexe potential, five bedrooms, five bathrooms, beautiful rear gardens and parking to the front for around four cars.

A stunning home which must be seen.



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Ground Floor

The hall has built in storage, stairs rising to the upper level and access to the adjacent rooms.

The open plan kitchen with dining area is the real hub of the home and is ideal for those who like to entertain.

The kitchen has ample granite worktops, a breakfast bar for informal dining, a 5 ring hob, double oven, and space for a dining table to seat eight guests.

Windows and doors open out to the rear garden and provide excellent natural light. The useful utility room has space for appliances and has access to the cloakroom/WC.

The sitting room is of an excellent size and has a gas fire in a feature surround, windows to two elevations and doors to the rear garden.

There is also an excellent study/home office with its own access, complete with shower room and given the size of the room, it offers excellent potential to be used as an annexe, ideal for an elderly relative who wants to be close to family whilst enjoying their own space.

Also on the ground floor, there is a large double bedroom with an en suite, in addition to two additional bedrooms and a lovely family bathroom.









Seller Insight

“ Set discreetly back from the road in one of Middleton Cheney’s most sought-after village settings, this beautifully considered dormer bungalow has been a cherished home for its owners for over eleven years, offering a rare blend of privacy, flexibility, and lifestyle-led living that will resonate strongly with discerning buyers.

From the moment of arrival, the sense of space and separation is immediately apparent, creating a calm, welcoming approach that feels both private and distinguished. Inside, the layout was the original draw for the owners and remains one of the home’s greatest strengths: predominantly ground-floor living combined with additional upstairs accommodation creates a future-proof design that adapts effortlessly to changing needs, whether for families, professionals, or those seeking long-term comfort without compromise.

The interiors feel warm, light-filled, and generously proportioned, with a natural flow between spaces that supports both everyday ease and more formal entertaining. At the heart of the home is the large, cosy living room – an inviting retreat that balances openness with intimacy and naturally becomes the place to unwind, connect, and gather. Complementing this is the refurbished kitchen-diner, a bright and sociable space positioned to the rear of the house where natural light and a peaceful outlook create an ever-changing backdrop throughout the day; calm in the morning, vibrant at its busiest, and softly atmospheric as evening falls. The kitchen has been thoughtfully modernised to suit contemporary living while remaining welcoming and practical, truly functioning as the hub of the home. A large, dedicated office adds another layer of appeal, providing a comfortable and productive environment for working from home without encroaching on family life. Upstairs, additional bedrooms feel private and tucked away, ideal for guests, older children, or flexible use, while a self-contained annex introduces exceptional versatility, lending itself equally well to extended family, independent guests, or lifestyle-driven workspace. Outside, the property truly comes into its own. The generous, secluded rear garden offers a rare sense of tranquillity, enhanced by composite decking, an outdoor kitchen, and a dedicated hot tub area that together create a refined yet relaxed setting for entertaining and unwinding. From quiet evenings outdoors to landmark celebrations – including milestone birthdays complete with marquee, bar, and live music flowing seamlessly between house and garden – the home has proven itself perfectly suited to hosting on both an intimate and impressive scale. Importantly, the garden has been carefully simplified to remain low maintenance, allowing owners to enjoy the space rather than manage it.

*Beyond the property itself, Middleton Cheney offers a lifestyle defined by community, convenience, and connection: a welcoming village atmosphere, excellent local amenities and schools, abundant outdoor pursuits, and superb transport links via road and rail. What the owners will miss most is not just the house, but the feeling it creates – a sense of calm, comfort, and togetherness, where everyday living and special moments coexist effortlessly in a home designed to be enjoyed to its fullest.**

* 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 not only very spacious but also benefits from a dressing area with built in wardrobes and a wonderful en suite bathroom with separate bath.

Completing the first floor accommodation is an additional double bedroom which also benefits from having an en suite.







Outside

Without doubt, one of the main selling features of this home is the outstanding rear garden.

It is perfect for getting together with friends and family, and to enjoy various seating areas.

There is a large decked area with a fire pit and even an outdoor kitchen to afford alfresco dining whilst enjoying the views over the garden, mainly stamped with wonderful shrubs and borders.

Access is provided to the front where the block-paved driveway provides parking for around four vehicles.

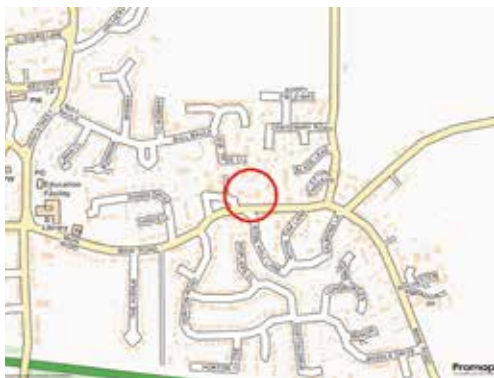
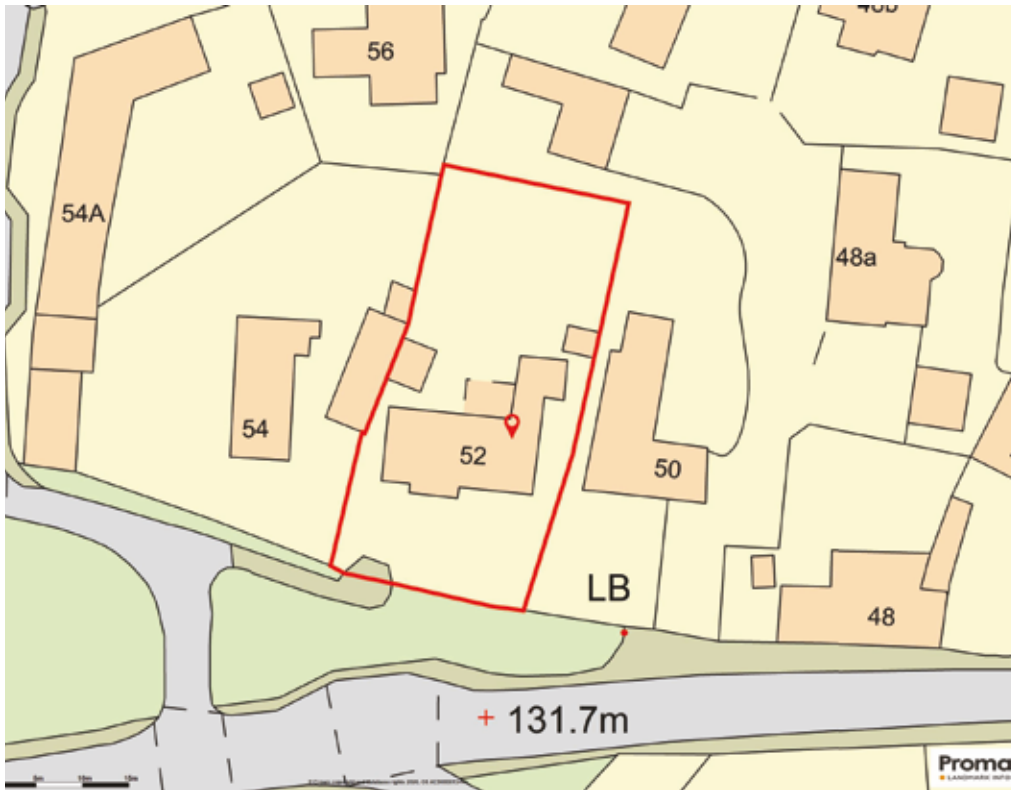




LOCATION

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.





Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: E

Local Authority: West Northamptonshire Council

EPC Band: C

Property Construction: Standard construction – brick and tile

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Mains

Heating: Gas fired central heating

Broadband: FTTH/FTTP Ultrafast broadband connection available. Ultrafast broadband is available with a download speed of 1,000mbps. We advise you to check with your provider.
Mobile Signal/Coverage: 5G mobile signal is available in the area. We advise you to check with your provider.

Parking: Off road parking available for 4 cars

Rights and easements: The property benefits from a shared right of way over a private road with maintenance responsibilities shared between the users.

Viewing Arrangements

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

Website

For more information visit F&C - <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 £800,000



1ST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA: 2580 sq ft, 240 m2
 LOW CEILINGS: 95 sq ft, 11 m2

OVERALL TOTALS: 2675 sq ft, 251 m2

DECK AND COVERED DECK NOT INCLUDED IN THE ABOVE CALCULATIONS
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed







TERRY ROBINSON
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Terry has been in the estate agency industry since 2002 and has a wealth of knowledge in the property sector.

Having left the corporate world to set up his own brand in 2015, Terry built a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make all clients feel valued.

Terry has sold countless properties over the past 10 years which had previously been marketed with other agents - he puts this down to attention to detail and a hunger for success.

YOU CAN FOLLOW TERRY ON



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“Having just purchased my new home through Fine & 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!”



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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