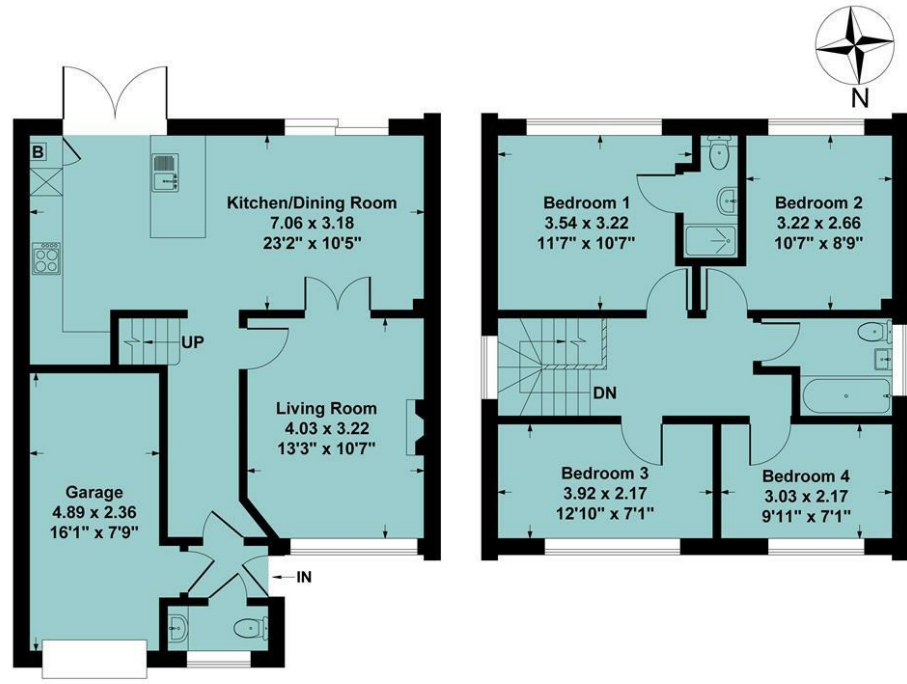


Agents Note

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



Ground Floor

First Floor

Ground Floor Approx Area = 48.05 sq m / 517 sq ft
 First Floor Approx Area = 52.70 sq m / 567 sq ft
 Garage Approx Area = 12.29 sq m / 132 sq ft
 Total Area = 113.04 sq m / 1216 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.

www.focuspointhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 31-32 High Street, Banbury, Oxfordshire OX16 5ER



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit 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.



11 Washle Drive
 Middleton Cheney



11 Washle Drive, Middleton Cheney, Oxfordshire, OX17 2PX

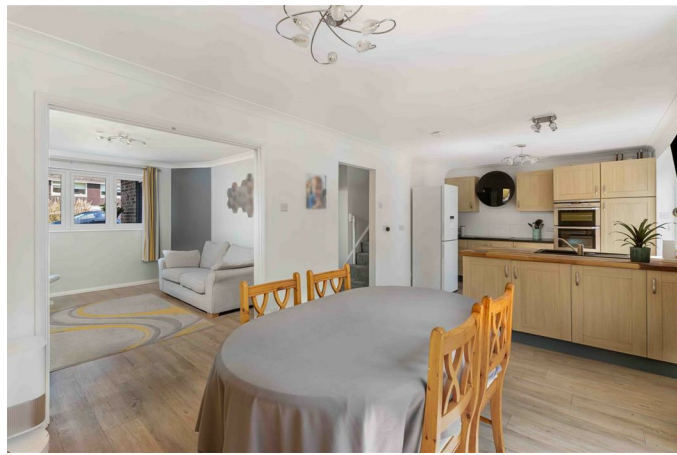
Approximate distances

Banbury town centre 4 miles
Banbury railway station 4 miles
M40 (J11) 1.5 miles
Brackley 7.5 miles
Banbury to Oxford by rail 17 mins
Banbury to Marylebone by rail 55 mins

A FOUR BEDROOM DETACHED FAMILY HOME BENEFITTING FROM A GENEROUS KITCHEN DINER, AN ENSUITE TO THE MASTER BEDROOM PLUS A GARAGE AND OFF ROAD PARKING LOCATED IN A POPULAR AND WELL SERVICED VILLAGE

Entrance porch, entrance hall, lounge, kitchen/diner, downstairs WC, four double bedrooms, ensuite, family bathroom, rear garden, garage and driveway parking. Energy rating D.

£435,000 FREEHOLD



Directions

From Banbury proceed in an easterly direction toward Brackley (A422). At the top of Blacklocks Hill take the third exit on the roundabout toward Brackley. After approximately a mile take the next left turn into Middleton Cheney on Main Road and then take the next left into Washle Drive. Follow the road around and the property will be found on the left hand side.

Situation

Middleton Cheney boasts a vibrant community with something for all ages. One of the largest villages in West Northamptonshire. It has amenities not normally associated with village life. Facilities within the village include a chemist, church, vets surgery, library, sports ground, village store, post office and popular public houses. The village hall offers a range of clubs & societies for all ages and there is schooling to cover pre-school right the way through to Sixth form education. A greater retail experience is located nearby in Banbury, where you will find all the top High Street outlets and "out of town" retail parks with free parking. Banbury is conveniently located having access to junction 11 of the M40 motorway and regular rail services to London Marylebone, Oxford and Birmingham. Bus services link the village to Banbury and Brackley - also a growing town with good shopping, leisure facilities and services.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

* Entrance porch with doors to ground floor cloakroom, garage and entrance hall.

* Cloakroom with WC, worktop with inset sink and storage below, window to front.

* Entrance hall with opening to the kitchen/diner, door to the lounge, Karndean LVT flooring throughout the whole of the ground floor and stairs to first floor.

* Lounge with large window to front, Karndean LVT flooring, gas fire with ornamental surround (not in use), archway opening through to the kitchen/diner.

* Kitchen/diner with Karndean LVT flooring, a range of base and eye level units, kitchen island with inset sink and storage below, integrated double oven and four ring gas hob with extractor over, space for fridge freezer, space and plumbing for dishwasher, space and plumbing for washing machine, patio doors from the dining area opening out to the garden, space for table and chairs, French doors from the kitchen area to garden.

* First floor landing with doors to all rooms, hatch to loft and window to side.

* Bedroom one is a double with a large window to rear overlooking the garden.

* Ensuite comprising a double walk-in shower cubicle, WC, wash hand basin and extractor.

* Bedroom two is a double with a large window overlooking the garden.

* Bedroom three is a double with window to front.

* Bedroom four is a large single/small double with window to front.

* Family bathroom fitted with a white suite comprising bath with shower over, WC, wash hand basin, window to side and part tiled walls,

* The rear garden is mostly laid to lawn with a patio area immediately outside the back doors. Steps lead down to a lawned area. Gated access on both sides.

* Garage fitted with an up and over door to front, personal door to entrance porch, light and power, space and plumbing for washing machine, space for tumble dryer.

* Driveway parking for two cars in front of the garage. EV charging point.

Services

All mains services are connected. The boiler is located in the kitchen.

Local Authority

West Northants District Council. Council tax band D.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: D

A copy of the full Energy Performance Certificate is available on request.

Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.