

Middleton Cheney

Bull Baulk, Middleton Cheney, OX17 2QE

David Cosby
Estate Agents


DAVID COSBY
ESTATE AGENTS

Middleton Cheney

Bull Baulk, Middleton Cheney, OX17

Total GIA Floor Area | Approx. 78 sqm (840 sqft)

Features

- Excellent investment or refurbishment opportunity
- Offered for sale with no onward chain
- Three-bedroom end-of-terrace house
- Desirable Northamptonshire village location
- Well-proportioned sitting room
- Generous rear garden extending to approximately 90 feet
- Established front garden with gated side access
- Convenient for Banbury and Brackley

Description

Situated within the desirable Northamptonshire village of Middleton Cheney, this three-bedroom end-of-terrace house offers considerable scope for refurbishment and improvement. Of traditional construction, the property has roughcast rendered external walls beneath a steeply pitched, plain tiled roof and occupies a pleasant position set back from Bull Baulk, with established front and rear gardens.

The accommodation comprises an entrance porch, a well-proportioned sitting room, kitchen with adjoining pantry and a useful rear lobby/store. The first floor provides two double bedrooms, a single bedroom and a family bathroom. The property requires comprehensive refurbishment throughout, presenting an opportunity for purchasers to modernise and adapt the accommodation to their own requirements.

Outside, the front garden is enclosed by established hedging and picket fencing, with gated side access leading to a substantial rear garden extending to approximately 90 feet. Although requiring clearance and landscaping, the gardens contain a variety of mature shrubs, trees and established planting, offering tremendous potential. The property is conveniently situated for the village amenities and nearby market towns of Banbury and Brackley.

A THREE-BEDROOM FAMILY HOME IN THE DESIRABLE VILLAGE OF MIDDLETON CHENEY, OFFERING TREMENDOUS SCOPE FOR IMPROVEMENT, WITH ESTABLISHED FRONT GARDENS AND A GENEROUS REAR GARDEN EXTENDING TO APPROXIMATELY 90 FEET



The Property

Entrance Porch
The entrance porch provides a useful area for removing and storing coats and footwear before entering the main accommodation.

Sitting Room
A well-proportioned reception room with a large four-pane casement window overlooking the front garden. A central fireplace incorporates an unused fire opening and tiled hearth. The walls and floor are ready for redecoration and new floor coverings. The ceiling is finished with polystyrene tiles, which would benefit from removal as part of the refurbishment programme. A timber-effect laminate door opens into the central hallway and stairwell.

Stairwell
A timber staircase with quarter landing rises to the first-floor accommodation. Some remedial work is required to the balustrade and newel post. An original four-panelled timber door provides access to the kitchen and rear lobby.

Rear Lobby / Store
An L-shaped space with a casement window to the side elevation and a partially glazed rear entrance door, fitted with a three-point locking mechanism, opening onto the rear garden. This useful additional accommodation offers potential for alternative uses, subject to any necessary consents.

Kitchen
Situated to the rear of the property, with a two-section, top-hung casement window overlooking the garden. The kitchen is fitted with basic base and wall-mounted units, roll-edged work surfaces and a stainless steel sink and drainer with chrome pillar taps. Tiled splashbacks are provided above the work surfaces, together with mechanical extract ventilation and timber-effect sheet vinyl flooring. A traditional four-panelled timber door opens to a useful understairs pantry, incorporating a cold storage shelf and a top-hung casement window. The kitchen requires refurbishment, offering scope for the installation of a modern fitted kitchen.

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The Property

First Floor Landing
Centrally positioned, with exposed timber floorboards and a top-hung casement window providing natural light. Original four-panelled timber doors, retaining their traditional doorknobs, provide access to the three bedrooms and family bathroom.

Bedroom One
A well-proportioned double bedroom situated to the front right-hand side of the property, with a three-pane casement window providing natural light. The room offers good potential for improvement. The textured ceiling would also benefit from skimming to provide a smooth finish. An airing cupboard houses the hot water cylinder and immersion heater, with slatted pine shelving above providing useful linen storage.

Bedroom Two
A smaller double bedroom situated to the front left-hand side of the property, with a two-pane casement window providing natural light. The room has exposed timber floorboards, whilst the walls and ceiling require preparation and redecoration.

Bedroom Three
A single bedroom or guest room situated to the rear left-hand side of the property, with a two-pane casement window overlooking the rear garden. The room incorporates a raised timber plinth above the staircase and has exposed timber floorboards ready to receive new coverings. The walls and ceiling require preparation and redecoration.

Bathroom
Fitted with a three-piece suite comprising a panelled bath with chrome pillar taps, pedestal wash hand basin with chrome pillar taps, and WC with low-level cistern. The walls are partly tiled, with dated floor tiles and decorative finishes requiring refurbishment. A two-pane, top-hung casement window with obscured glazing provides natural light and ventilation, supplemented by mechanical extract ventilation above the bath.

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Grounds

Front Aspect

The property is set back from Bull Baulk behind a front garden, enclosed by an established privet hedge and timber picket fencing with a pedestrian gate. A concrete pathway leads alongside the property to a recessed entrance porch, fitted with a traditional-style, partially glazed entrance door.

The front garden is principally laid to lawn, with established shrubs around the perimeter and a central rose bush. The garden would benefit from general clearance and pruning. A low concrete retaining wall and matching picket fence define the left-hand boundary. A pathway continues along the side of the property, providing gated access to the rear garden.

Rear Garden

The generous rear garden extends to approximately 90 feet in length and offers considerable scope for landscaping and improvement. Immediately adjoining the property is a gravelled and concrete hardstanding area, with convenient access to the rear lobby. Steps lead up to the principal garden, which is mainly laid to lawn with a central concrete pathway extending towards the rear.

Although currently overgrown and requiring clearance and maintenance, the garden contains a variety of established shrubs, plants and trees, including an apple tree to the left-hand side and mature conifers to the right. Much of the existing planting could be retained and incorporated into a redesigned garden.

Close-boarded timber fencing defines both side boundaries, whilst the elevation of a brick-built garage block forms the rear boundary. A further hardstanding area towards the rear left-hand corner provides potential space for a garden shed or seating area.

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Location

Middleton Cheney is a popular and well-established village in south Northamptonshire, situated approximately three miles east of Banbury and seven miles west of Brackley. The village has an attractive historic centre, with traditional ironstone buildings and cottages, and is particularly noted for its Grade I listed All Saints Church, dating principally from the 13th and 14th centuries, with its distinctive spire and celebrated stained glass windows by William Morris and Edward Burne-Jones.

The village is well served by local amenities, including a convenience store, post office, pharmacy, library, cafés and public houses, together with a village hall, recreational facilities and an active local community. Educational facilities include Middleton Cheney Primary Academy and Chenderit School, which provides secondary and sixth-form education. The surrounding countryside offers opportunities for walking and outdoor recreation.

For more extensive shopping, leisure and employment facilities, Banbury is within easy reach, whilst Brackley provides further amenities. The village is conveniently situated for access to Junction 11 of the M40 motorway, approximately two miles away, providing connections towards Oxford, London and Birmingham. Banbury railway station offers regular mainline services to London Marylebone and Birmingham, making Middleton Cheney a practical location for commuters whilst retaining the benefits of village living.

Property Information

Local Authority: West Northamptonshire Council **Tenure:** Freehold

Services: Water, Gas, Electricty, Drainage **Heating:** Gas boiler and radiators

Council Tax Band: Band B **EPC Rating:** Rating C

Broadband: Ultra-fast available with up to 1,000Mbps Download

Important Notice

Whilst every care has been taken in the preparation of these Sales Particulars, accuracy cannot be guaranteed and they do not constitute an offer or contract (or part of one). David Cosby Chartered Surveyors have not surveyed the property or tested any services, appliances, equipment or fittings and accordingly cannot confirm that they are in working order. Purchasers should not assume that the property has the benefit of all necessary statutory consents or approvals, including planning permission and Building Regulations approval. Any measurements are approximate. Photographs are provided for general guidance and do not imply that any item shown is included in the sale. Any plans are for illustrative purposes only and are not to scale. Prospective purchasers should satisfy themselves as to the condition of the property and all matters referred to within these particulars by inspection and independent enquiries. Any comments on condition are for guidance only and must not be relied upon.

This property is a Housing Association disposal and is sold as seen; a full survey is strongly recommended prior to submitting an offer. Upon acceptance of an offer, and in compliance with Anti-Money Laundering (AML) legislation, we will require proof of identity and source of funds for each purchaser. The cost of these checks is ***£25 per person****.*





Bull Baulk, Middleton Cheney, OX17

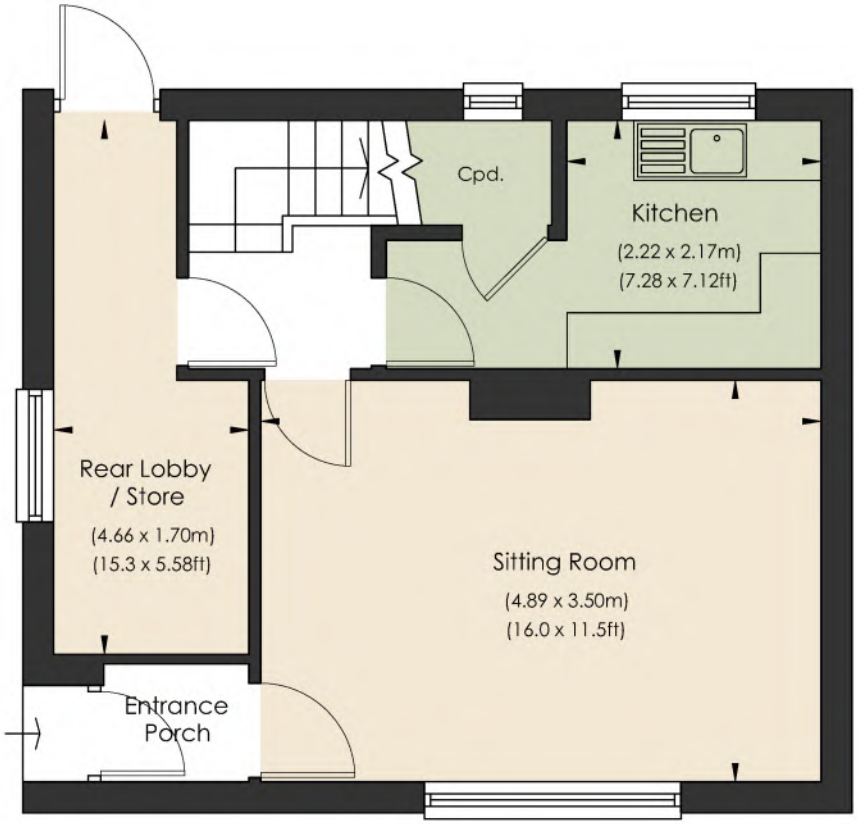
Approximate GIA (Gross Internal Area) = 78 sqm (840 sqft)

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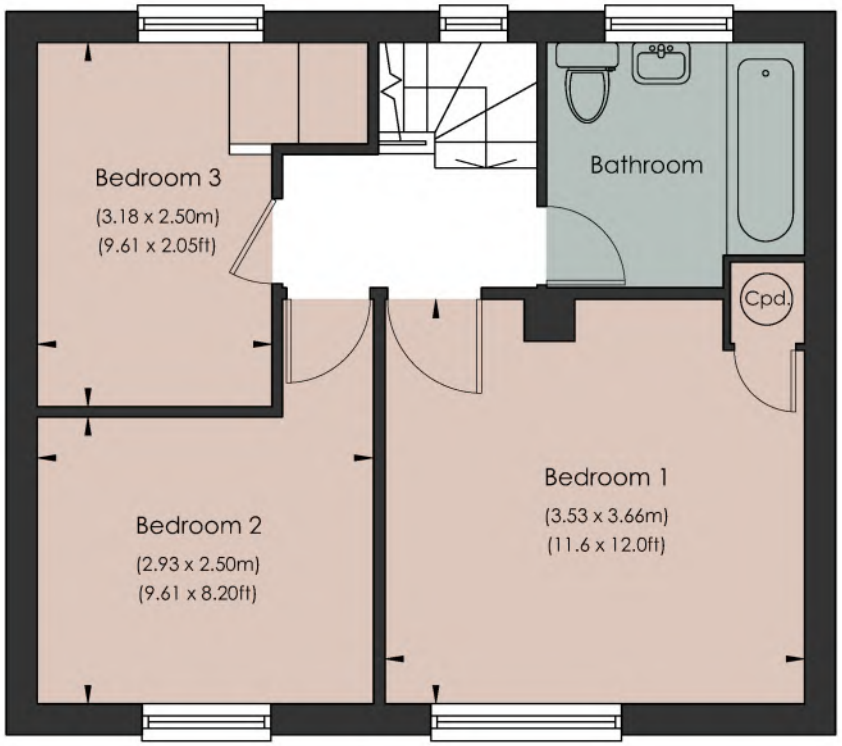
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This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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GROUND FLOOR GIA = 39 sqm (420 sqft)



FIRST FLOOR GIA = 39 sqm (420 sqft)



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