



Bay Tree House

THENFORD ROAD, MIDDLETON CHENEY, BANBURY, OX17 2NB

Keri Robinson

The **Leamington & Warwick** Property Expert





Bay Tree House offers modern and spacious accommodation across three floors, including six bedrooms, a conservatory, study, and principal en-suite. Outside benefits from a summer house, wildlife pond, and driveway parking for up to four cars.

Property at a glance

Large Detached Family Home In Sought After Location

Excellent Amenities And Shops Within The Village

Entrance Hall, WC, Kitchen, Utility Room

Dining Room, Sitting Room, Conservatory

Six Bedrooms (one currently used as a study)

Three Bathrooms

Separate One Bedroom Annexe

Lovely Rear Garden

Driveway Parking For Four Cars

EPC Rating - C





Ground Floor

Upon entering, the hall has stairs rising to the first floor and access to the cloakroom/WC. The kitchen has ample work space, a five ring gas hob, two ovens, fridge/freezer and dishwasher. Access is provided to the utility room and there is a window and door to the rear. The dining room has space for a table to seat eight guests and a window to the front, whilst the sitting room is of an excellent size and has a window to the front and a door to the rear. The conservatory has windows to three elevations and French doors opening out to the rear garden.

First Floor

The landing has stairs rising to the second floor. The feature bedroom has built-in wardrobes, French doors to a balcony and a door which leads to the en-suite bathroom. The guest bedroom has a window to the front and there are two further double bedrooms, one with windows on three sides and the other having a window to the rear. Completing the first floor accommodation is the family bathroom which has a bath and separate shower.

Second Floor

To the second floor, there are two further bedrooms, one currently used as a study, both with a window to the front and both being serviced by the shower room.

Annexe

The property further benefits from a fully self-contained annexe with its own private entrance, featuring an open-plan living and dining area, fitted kitchen, shower room, and spacious first-floor bedroom with its own WC. Currently operated as a successful Airbnb and separately rated as an independent dwelling, the annexe offers excellent income potential while also providing flexible accommodation for extended family or guests.

Outside

The rear garden is South facing and includes a decking area, summer house and a pond.



The Seller's View

“We moved into our home in December 2020 and immediately loved the peaceful setting. We had always wanted to live in a quiet cul-de-sac within a friendly village community, close to excellent schools and amenities.

Over the years, we've improved the property by extending the driveway, modernising the kitchen, and converting the annexe into a successful guest rental. From cosy evenings by the fireplace to sunny mornings on the south-facing patio, the house has always felt bright, warm, and welcoming. With countryside walks, a local pub, shops nearby, excellent transport links, and Banbury station less than 10 minutes away, it has offered the perfect balance of peace and convenience.

This home has been a wonderful place to raise our family, and we hope the next owners will love it as much as we have.”



Directions

From the main transport route of the M40 (Junction 11), follow the A422 towards Banbury/Brackley for approximately 2 miles, then continue towards the Thenford/ Middleton Cheney area. 20 Thenford Road is a short drive from Banbury town centre and around 10 minutes from Banbury railway station, which is the nearest major public transport hub with direct rail links to London and Birmingham.

Services

Main water, gas and electric

Tenure

Freehold

Local Authority & Tax Band

West Northamptonshire Council
One Angel Square, Angel Street,
Northampton, NN1 1ED
www.westnorthants.gov.uk
Tel: 0300 126 7000

Tax band:

Main House - G

Annexe - A

Viewing Arrangements

Viewing strictly by appointment with sole agent
Keri Robinson.
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Amenities/Distances

Banbury Town Centre - 4 miles

Primary Schools - within 0.5 miles

Banbury Train Station - 4.5 miles

Motorway Links (M40 Junction 11) - 5 miles

Birmingham Airport - 45 miles

Nearest Towns: Brackley - 6 miles | Bicester - 18 miles

Bus Links - within walking distance

Oxford Brookes University - 28 miles

Horton General Hospital - 4 miles



Total floor area 244.1 m² (2,628 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

AGENTS NOTES

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
	70	82

About the Area

Middleton Cheney

Middleton Cheney is a charming and well-connected village on the edge of Northamptonshire, just a short drive from Banbury. Surrounded by beautiful countryside, the village offers a wonderful balance of rural character and modern convenience, with a welcoming community, highly regarded local schools, independent shops, pubs, and scenic walking routes. Its excellent transport links provide easy access to Banbury town centre, the M40, and rail connections into London and Birmingham, making Middleton Cheney a popular choice for families and commuters alike.



Banbury

Banbury is a thriving market town in North Oxfordshire, offering a blend of historic character, modern amenities, and excellent transport links. The town features a wide range of shops, restaurants, schools, and leisure facilities, while also benefiting from direct rail services to London and Birmingham and easy access to the M40. Surrounded by beautiful countryside and charming villages, Banbury is a popular choice for families, commuters, and professionals alike.



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“Having dealt with Keri at The Property Experts recently, I can only describe her as a breath of fresh air!

Her local knowledge is excellent and she clearly cares about, and understands the house selling process fully.

Thank you so much for all of your help and I would have no hesitation in recommending you to friends and family!”

Michael



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