

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.



Garage
 Ground Floor
 First Floor
 Ground Floor Approx Area = 96.81 sq m / 1042 sq ft
 First Floor Approx Area = 62.66 sq m / 675 sq ft
 Garage Approx Area = 14.10 sq m / 152 sq ft
 Total Area = 173.57 sq m / 1869 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	75
EU Directive 2002/91/EC			

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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.



32 Chacombe Road
 Middleton Cheney



32 Chacombe Road, Middleton Cheney, Oxfordshire, OX17 2QU

Approximate distances

Banbury 3 miles
 Brackley 9 miles
 Oxford 25 miles
 Northampton 20 miles
 Junction 11 (M40 motorway) 1.5 miles
 Banbury to London Marylebone by rail 55 mins approx.
 Banbury to Oxford by rail 19 mins approx.
 Banbury to Birmingham by rail 50 mins approx.

A SPACIOUS AND EXTENDED FIVE BEDROOM PROPERTY IN NEED OF MODERNISATION THROUGHOUT OFFERING FLEXIBLE ACCOMMODATION ACROSS TWO FLOORS WITH THE OPTION OF A GROUND FLOOR BEDROOM, OFFERED TO THE MARKET WITH NO ONWARD CHAIN

Entrance hall, living room, dining room, kitchen, bedroom five/snug, study, conservatory, ground floor shower room, four first floor bedrooms, family bathroom, garage, off road parking on the driveway, front and rear gardens. Energy rating C.

£425,000 FREEHOLD



Directions

From Banbury proceed in an easterly direction toward Brackley (A422). At the top of Blacklocks Hill turn left at the roundabout towards Northampton. At the mini roundabout on the edge of the village turn right into Middleton Cheney and the property will be found after a short distance on the left hand side opposite the turning for Kings Stile. A "For Sale" board has been erected for ease of identification.

Situation

Middleton Cheney boasts a vibrant community for all dynamics. 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 hall with doors to living room and kitchen, stairs to first floor and understairs storage.
- * Living room with window to front, opening to dining room, gas fireplace.
- * Dining room with window to rear and serving hatch and door to kitchen.
- * Kitchen with base and eye level units, inset sink, space for cooker and opening to the utility area.
- * Utility with space and plumbing for washing machine, space for dishwasher, space for fridge freezer, door to downstairs shower room, door to bedroom five/snug, rear door to garden.
- * Downstairs shower room fitted with a corner shower unit, WC, vanity wash hand basin, extractor, part tiled walls and window to rear.
- * Bedroom five/snug with built-in wardrobes, door to conservatory, opening to the study.
- * Study with door to garage, door to side, serving hatch to kitchen.
- * Conservatory with windows and door to rear garden, ample space for conservatory furniture.

- * First floor landing with doors to all rooms, hatch to loft and airing cupboard for storage.
- * Bedroom one is a double and dual aspect with windows to front and rear and built-in wardrobes.
- * Bedroom two is a double with window to front and built-in storage cupboard.
- * Bedroom three is a double with window to rear.
- * Bedroom four is a large single with window to front and built-in wardrobe.
- * Family bathroom fitted with a coloured suite comprising bath with shower over, WC and vanity wash hand basin, tiled walls and flooring, window to rear.
- * The rear garden has a patio area immediately outside the rear doors, a large lawned area with a border of bushes and hedges and a garden shed.
- * To the front of the property there is a driveway for several vehicles and a large lawned area with a range of bushes and hedges.

Services

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

- * Garage with light and power.

Local Authority

West Northants District Council. Council tax band D.

Viewing

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

Energy rating: C

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.