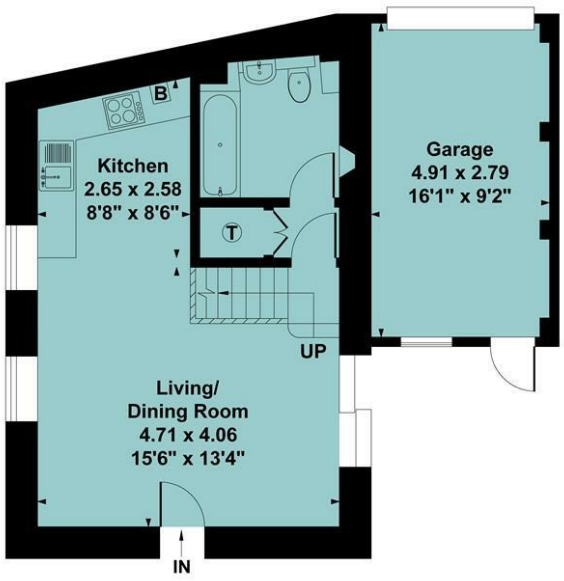
Agents Note

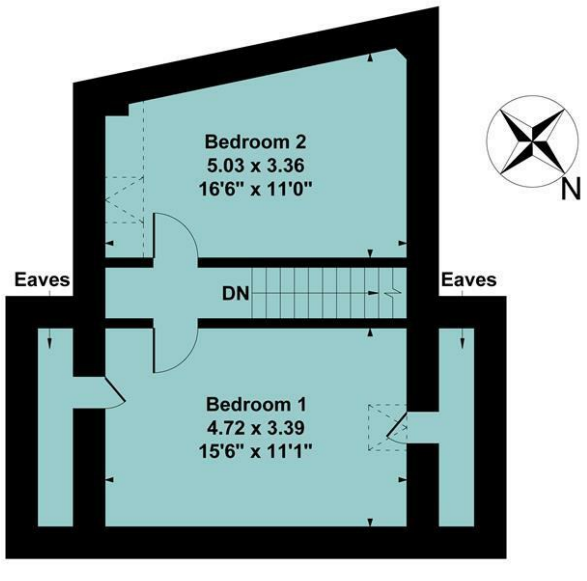
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or 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

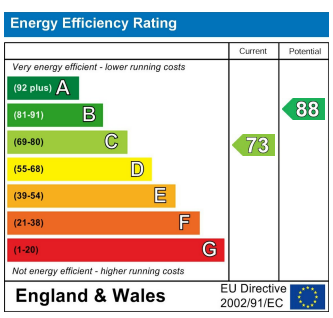


First Floor

Ground Floor Approx Area = 33.62 sq m / 362 sq ft
First Floor Approx Area = 33.20 sq m / 357 sq ft
Garage Approx Area = 13.69 sq m / 147 sq ft
Total Area = 80.51 sq m / 866 sq ft

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

www.focuspointhomes.co.uk



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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.



8 Royal Oak Lane
Middleton Cheney

Anker

8 Royal Oak Lane, Middleton Cheney, Oxfordshire, OX17 2LX



Approximate distances
Banbury 3 miles, Brackley 9 miles
Northampton 20 miles
Oxford 25 miles
Junction 11 (M40 motorway) 1.2 miles
Banbury railway station 2 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 19 mins
Banbury to Birmingham by rail approx. 55 mins

AN INDIVIDUAL DETACHED TWO BEDROOM HOUSE TUCKED AWAY IN A BACKWATER OF THIS EVER POPULAR AND EXCEPTIONALLY WELL SERVED VILLAGE

Spacious open plan living kitchen/dining space, lobby, bathroom, two double bedrooms, gas central heating via radiators, double glazing, cottage garden to rear, single garage, no upward chain. EPC RATING C.

£285,000 FREEHOLD











Directions

From Banbury proceed in an easterly direction toward Brackley (A422). Continue straight on at junction 11 of the motorway along the A422 to the top of Blacklocks Hill and at the roundabout take the second exit which leads into Middleton Cheney. Travel through the village and having passed the green on the left hand side take the second turning on the right into Royal Oak Lane. After a short distance number 8 will be found on the right hand side and can be recognised by our "For Sale" board.

Situation

MIDDLETON CHENEY boasts a vibrant community for all dynamics. One of the largest villages in the South of the county. It has amenities not normally associated with village life. Facilities within the village include a chemist, three churches, vets surgery, library, village store, post office and popular public houses. Hot food takeaways include a Fish & Chip shop and Ming's Chinese. The village hall offers a range of clubs & societies for all ages and there is schooling to cover Kindergarten 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.

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:

* A charming detached house in a cottage style tucked away in a lovely backwater of this exceptionally well served village within walking distance of all the amenities therein.

* An ideal layout for modern living including a spacious open plan living kitchen/dining area which has shaker style units in the kitchen area, built-in oven, hob and extractor, plumbing for washing machine, space for fridge/freezer, wall mounted gas fired boiler and beams. The living area has a window to the front and sliding double glazed patio doors opening to the rear garden, stairs to the first floor with exposed beams and joists alongside.

* Lobby with door to built-in airing cupboard and door to the bathroom which is fitted with a white suite and includes a sunken bath with shower over with two shower heads and fully tiled surround, semi recessed wash hand basin with cupboard under, WC, heated towel rail, extractor, exposed stone alcove.

* The main double bedroom has a large velux window and doors to undereaves storage. The second bedroom is also a double and has a large velux window as well as hatch opening to the loft space.

* Externally there is vehicular access across land owned by another property to the single garage which has an electric roller shutter garage door (externally operated from the car using a fob), light connected and a personal door opening to the garden.

* The rear garden is approached via a gated path to the side where there is a raised bed and space for bins. The garden itself features a patio, steps up to a lawn with borders and there is a water butt.

Services

All mains services are connected. The wall mounted Vaillant gas fired boiler is located in the kitchen.

Local Authority

West Northants District Council. Council tax band C.

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 £35 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.