



Jayaness, Astrop Road, Middleton Cheney, OX17 2PH

HOWKINS &  
HARRISON

Jayaness  
Astrop Road  
Middleton Cheney  
OX17 2PH

Guide Price: £750,000

Offered with no onward chain, this detached bungalow known as Jayaness is set in an enviable position with far reaching views over open countryside and offers great potential to create a stunning home. Currently configured with three bedrooms, bathroom, two reception rooms and a spacious kitchen, the property sits on a large plot of 0.42 acre, and benefits from a gated entrance, ample parking and several garages set within mature gardens.

#### Features

- Detached bungalow with far reaching views
- No onward chain
- Total plot size of 0.47 acre
- Three bedrooms & family bathroom
- Sitting room
- Dining room
- Kitchen/breakfast room
- Ample parking & several garages
- Mature gardens
- Energy rating E



## Location

Middleton Cheney is a highly desirable West Northamptonshire village combining rural charm with exceptional connectivity, located just three miles from Banbury and the M40 (J11).

Ideal for both families and commuters, this thriving community boasts an excellent range of daily amenities - including a co-op with post office, pharmacy, takeaway shops, library, and traditional pubs.

There is a primary and a secondary school in the village and there are several Independent Schools within easy reach including Bloxham School, Tudor Hall and Winchester House.

Residents enjoy the perfect balance of countryside living with the convenience of a five-minute drive to the motorway and rapid rail links to London Marylebone, Oxford and Birmingham from nearby Banbury Station.



## Accommodation

Entrance porch, sitting room with fireplace, dining room, spacious kitchen/breakfast room with a range of fitted units and enjoying far reaching views over open countryside, rear porch, three bedrooms, and a family bathroom.





## Outside

The property is approached via a gated block paved driveway that leads to the front door, and wraps around the bungalow to the garages, and offers ample parking for multiple vehicles. The mature gardens are enclosed on all sides, and the property enjoys stunning views over open countryside.

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## Agents Note

Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.





## Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel:01327-353575.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

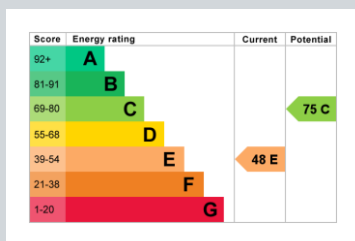
The following services are connected to this property: electricity and water. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy, and availability of mains services. Oil fired boiler. Septic tank.

Tenure: Freehold

## Local Authority

West Northamptonshire Council – Tel:0300-1267000.

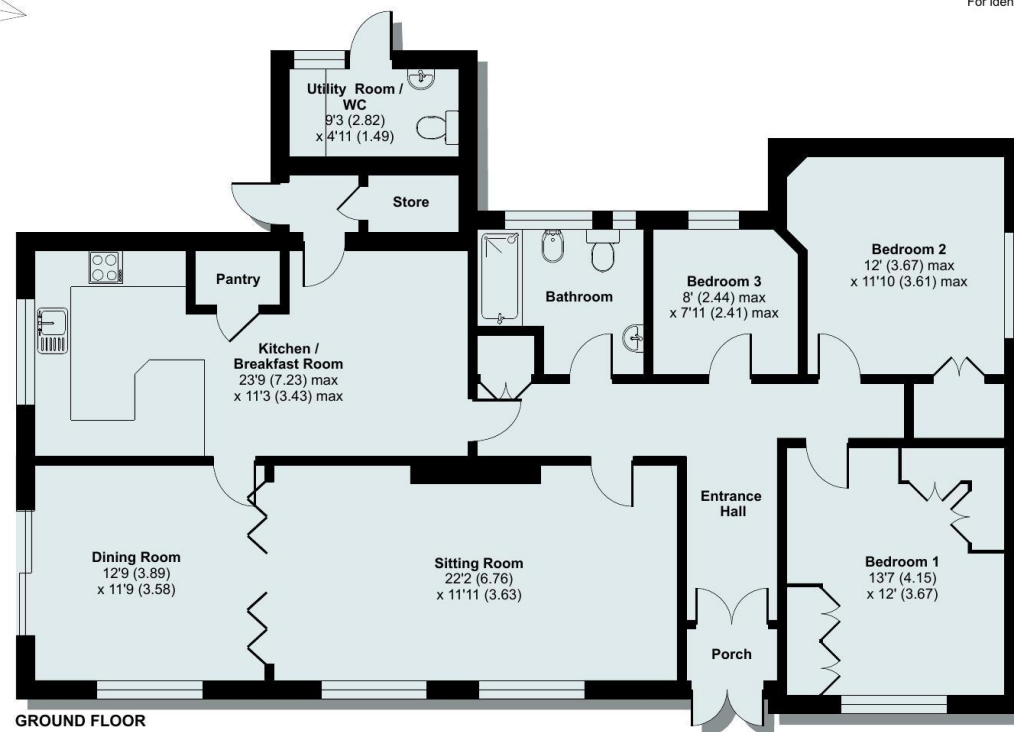
Council Tax Band - F



## Astrop Road, Middleton Cheney, Banbury, OX17

Approximate Area = 1449 sq ft / 134.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Howkins & Harrison. REF: 1525516

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**HOWKINS & HARRISON**

## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.