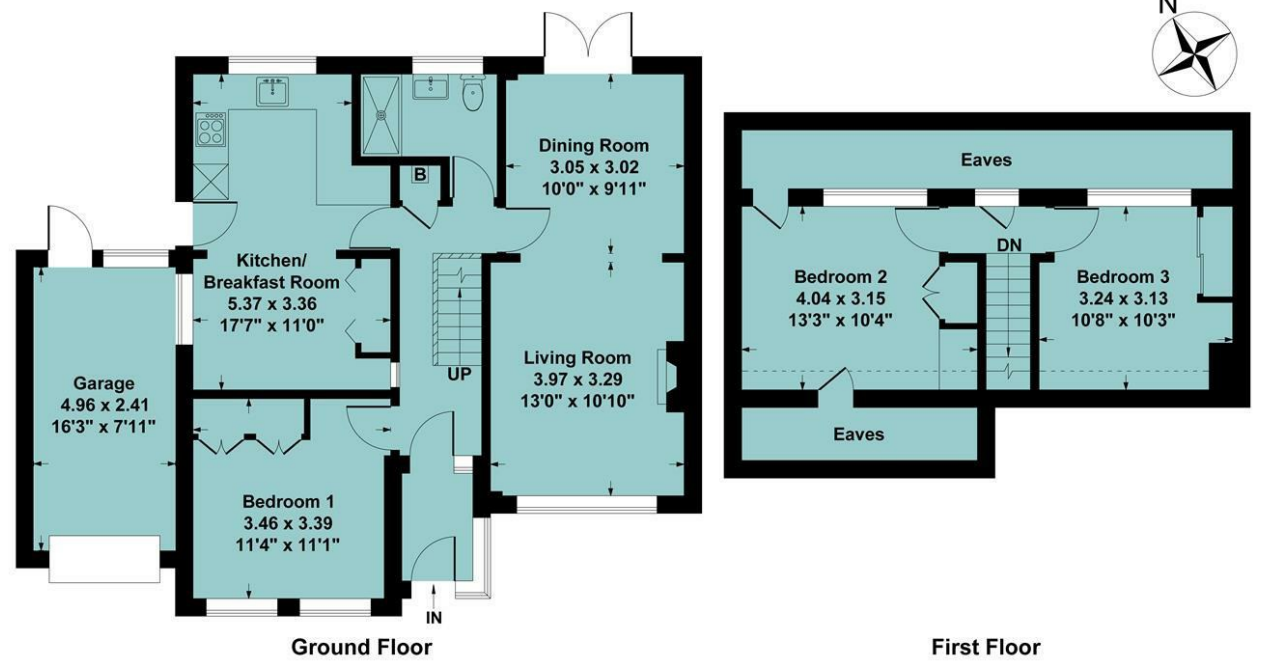


Agents Note

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 Approx Area = 67.74 sq m / 729 sq ft
First Floor Approx Area = 26.05 sq m / 280 sq ft
Garage Approx Area = 11.59 sq m / 125 sq ft
Total Area = 105.38 sq m / 1134 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		67	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.



36 Horton Drive
 Middleton Cheney



36 Horton Drive, Middleton Cheney, Oxfordshire, OX17 2LN

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 17 mins approx.
Banbury to Birmingham by rail 50 mins approx.

A BEAUTIFULLY PRESENTED BRICK BUILT SEMI DETACHED THREE BEDROOM CHALET BUNGALOW WITH VERSATILE EXTENDED ACCOMMODATION ON TWO FLOORS IN A DESIRABLE LOCATION WITHIN THIS HIGHLY SOUGHT AFTER AND EXCEPTIONALLY WELL SERVED VILLAGE

Entrance porch, entrance hall, kitchen/breakfast room, living room/dining room, ground floor shower room, ground floor shower room, ground floor bedroom, two first floor bedrooms, landscaped rear garden, garage, off road parking on the driveway. Energy rating D.

£375,000 FREEHOLD



Directions

From Banbury proceed in an easterly direction toward Brackley (A422). Continue after the motorway junction along the A422 and at the roundabout at the top of Blacklocks Hill take the second exit where signposted to Middleton Cheney. Continue through the village passing the school and library until Horton Road will be found as a turning to the right. Take the first turning on your left into Horton Drive and the property will be found on the left hand side.

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. 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. Banbury is conveniently located having access to junction 11 of the M40 motorway and regular rail services to London Marylebone and Birmingham.

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 beautifully presented brick built semi detached three bedroom chalet bungalow which we believe dates back to circa 1970.

* The property has in recent years been fully modernised including new fittings, new internal doors, new floor coverings and extensive replastering.

* Porch opening to hall with Scandi style vertical radiator, stairs to first floor with contemporary style glass bannisters, door to built-in cupboard housing the wall mounted gas fired boiler.

* Open plan living space with stone open grate fireplace, panelled and painted feature wall in the sitting room area and large window to front, space for table and chairs in the dining room, where there are also fitted cupboards and shelving, French doors opening to the rear garden.

* Refitted open plan living kitchen/breakfast room with a range of olive base and eye level shaker style units incorporating an integrated dishwasher, fridge, eye level oven and gas hob with integrated extractor over, solid wooden work surfaces, built-in double larder cupboard with bi-fold doors, snug family room area or breakfast room as preferred, windows to side and rear, door to side.

* Ground floor double bedroom with two windows to front, fitted wardrobes, half panelled and painted feature wall behind the bed area.

* Refitted ground floor shower room with a white suite comprising fully tiled shower cubicle, recessed wash hand basin with cupboards under, WC, window.

* Laminate wood effect floors throughout.

* Two first floor double bedrooms with built-in wardrobes and window to the rear.

* Generous frontage providing off road parking for several vehicles on a block paved driveway.

* Attractive landscaped back garden with full width paved patio, lawn, raised border and deck.

* Single garage with up and over door, light connected and personal door to the rear garden.

Services

All mains services are connected. The wall mounted Worcester gas fired boiler is located in a cupboard off the hall.

Local Authority

West Northants District Council. Council tax band C.

Viewing

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

Energy rating: D

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.

