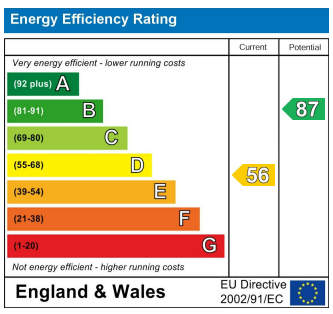
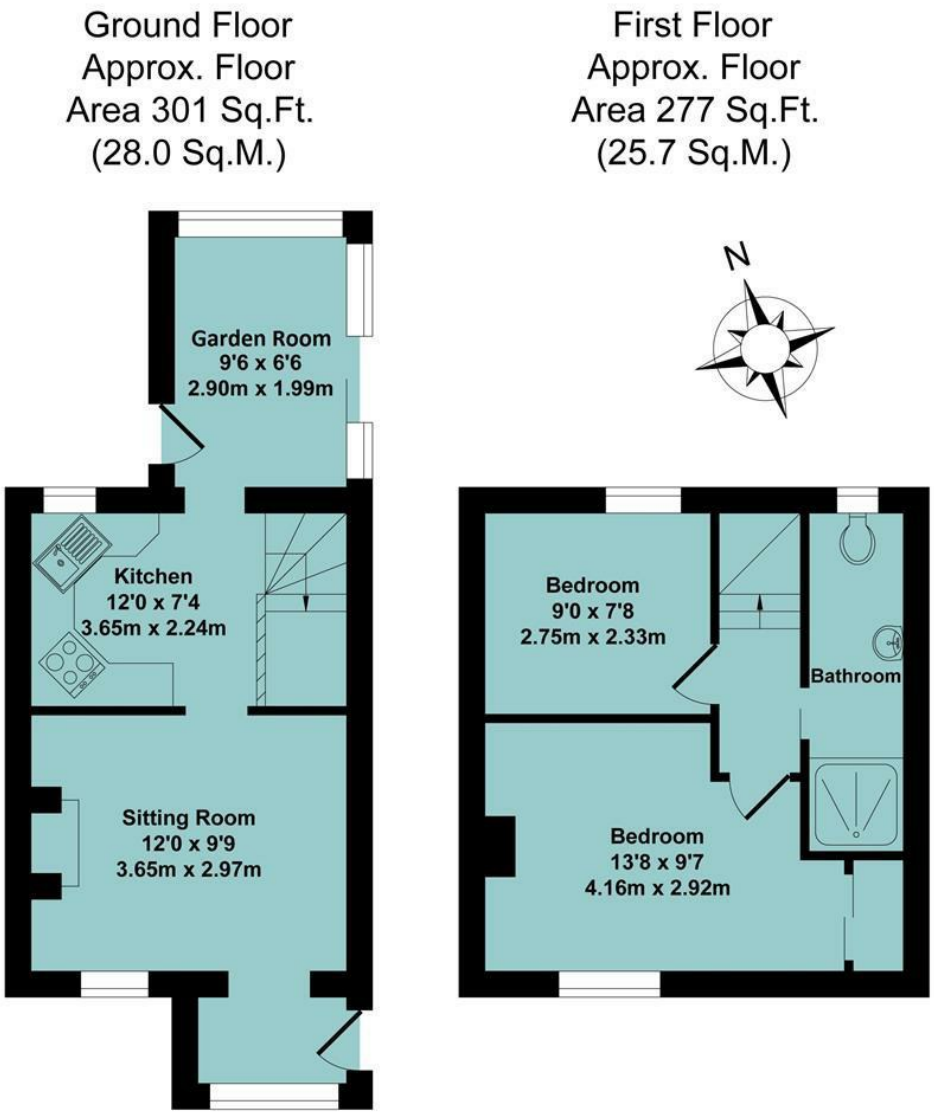
Agents Note

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.





Total Approx. Floor Area 578 Sq.Ft. (53.70 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.



124 Main Road
Middleton Cheney

Anker

124 Main Road, Middleton Cheney, Oxfordshire, OX17 2PD



Approximate distances
Banbury 3 miles
Brackley 9 miles
Northampton 20 miles
Oxford 25 miles
Junction 11 (M40 motorway) 1.2 miles
Banbury railway station 2.5 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

A CHARMING AND MODERNISED TWO BEDROOM CHARACTER COTTAGE CONVENIENTLY LOCATED CLOSE TO ALL DAILY AMENITIES BENEFITTING FROM A LARGER THAN AVERAGE REAR GARDEN, A MODERN KITCHEN/DINER AND A LOUNGE WITH A WOOD BURNING STOVE

Entrance porch, sitting room, kitchen, dining area/garden room, two bedrooms, shower room, rear garden. Energy rating D.

£250,000 FREEHOLD











Directions

From Banbury proceed in an easterly direction toward Brackley (A422). After the motorway junction continue on the A422 and at the top of Blacklocks Hill take the second exit leading to Middleton Cheney. Travel uphill into the village and after a short distance the property will be found on the left hand side just past the library.

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 porch with window to front, hanging space for coats, shoe storage space, archway to sitting room.

* Sitting room with window to front, recessed fireplace with wood burning stove, engineered Oak flooring throughout. Opening to the kitchen.

* Kitchen fitted with a range of white base and eye level units with black work surfaces, copper splashback, four ring induction hob with double oven beneath and extractor over, space for under counter fridge and freezer, tiled flooring, stairs to first floor, opening to the garden room.

* Garden/dining room with full height double glazed windows, door to side, sliding double glazed doors to rear garden, tiled flooring, electric underfloor heating, circular safety glass cover opening up to a well which has lighting connected.

* First floor landing with hatch to partly boarded loft space.

* Shower room with window to rear, shower cubicle, wash hand basin and WC, heated towel rail.

* Bedroom one is a large double with window to front and fitted double wardrobe.

* Bedroom two is a large single with window to rear and fitted double wardrobe.

* The rear garden is landscaped and over 100' in length. There is a decked seating area, a crushed stone pathway leads to an entertaining space. Large timber shed/store. A range of trees, shrubs and plants.

Services

All mains services are connected. The gas fired combination boiler is located in the loft.

Local Authority

South Northants District Council. Council tax band B.

Agent's note

The rear garden is owned by the Local Parish Church and is subject to a peppercorn rent of £10 per annum. It can be purchased by separate agreement. There is a pedestrian right of way across the garden for the neighbour on the left hand side to take their bins out to the front.

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 £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.