9 Peacocks Close

Middleton Cheney, OX17 2SS

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ESTATE AGENTS

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A well-presented three-bedroom end-terrace home located in a quiet cul-de-sac in the popular village of Middleton Cheney. The property offers well-proportioned accommodation, a private rear garden and off-road parking. Conveniently situated close to local amenities and well-regarded schooling.

The property

9 Peacocks Close, Middleton Cheney is a well-presented three-bedroom end-terrace home which is situated in a quiet cul-de-sac within the popular village of Middleton Cheney, making it ideal for families or first-time buyers. The property offers well-balanced accommodation including a fitted kitchen to the front and a spacious sitting room to the rear with French doors opening onto the garden. Upstairs there are three bedrooms and a family bathroom, providing practical living space throughout. Outside, the property benefits from a good-sized rear garden with a patio area and useful outbuilding and there is allocated parking for two vehicles within a parking area. Middleton Cheney is a well-served village with local amenities and highly regarded schooling, and offers convenient access to Banbury and rail links into London. We have prepared a floor plan to show the rrom sizes and layout, some of the main features include:

Entrance Porch

A useful entrance porch running the full width of the property, ideal for coat and shoe storage. Tiled flooring, window to the front aspect and an internal door leading through to the hallway.

Hallway

Stairs rising to the first floor with doors leading to the sitting room and an archway opening into the kitchen. Good quality wood-effect flooring fitted throughout and a useful understairs storage cupboard.

Sitting Room

A spacious sitting room with French doors opening onto the rear garden. The room offers plenty of space for furniture and benefits from a useful understairs storage cupboard. The wood-effect flooring from the hallway continues through into this room.

Kitchen

Fitted with a range of white cabinets with worktops over and tiled splash backs. Inset sink and drainer, space and plumbing for a washing machine and a dishwasher, and space for a cooker with extractor hood over. Wood-effect vinyl flooring and a window to the front aspect.

First Floor Landing

Doors leading to all first floor rooms and a loft hatch providing access to the roof space, which has lighting fitted.

Bedroom One

A double bedroom with two windows to the front aspect and a built-in shelved cupboard housing the hot water tank.

Bedroom Two

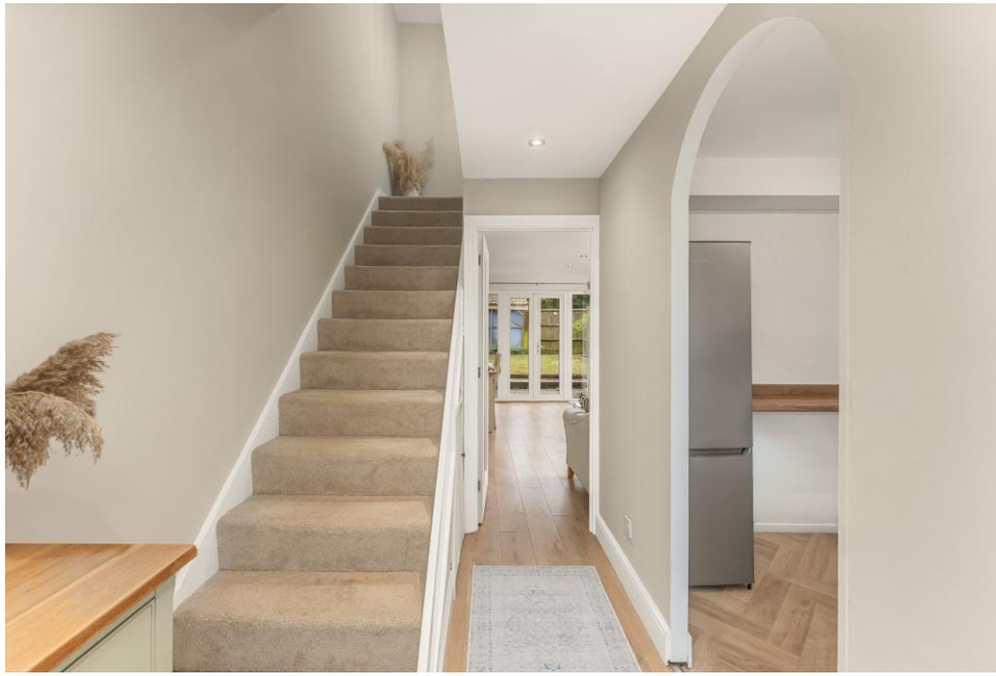
A double bedroom with window overlooking the rear garden.

Bedroom Three

A good-sized single bedroom with window to the rear aspect.

Family Bathroom

Fitted with a white suite comprising a panelled bath, WC and wash hand basin. Tiled splash backs, vinyl flooring and a Triton electric shower over the bath. Window to the side aspect.



Outside
To the rear of the property is a good-sized lawned garden with a paved patio adjoining the house and a useful wooden outbuilding. Gated access is located at the foot of the garden, with a pathway to the side leading to the communal village hall. To the front of the property is a lawned area with a gravelled section and a pathway leading to the front door. There are two allocated parking spaces within the carpark on the right as you enter the cul-de-sac.

Situation
Middleton Cheney is one of the larger villages in the area and is by-passed by the A422 Banbury to Brackley Road. Facilities within the village include doctors surgery, chemist, library, bus service, village store, newsagents, post office, and a choice of public houses. The village also provides both primary and secondary schooling. More comprehensive facilities can be found in the nearby market town of Banbury including the Castle Quay Shopping Centre, and the Spiceball Leisure Centre. There is access to the M40 at Jct 11, and a mainline railway station provides a service to London Marylebone.

Directions
From Banbury proceed in an easterly direction toward Brackley (A422). Once you've crossed the motorway roundabout follow the dual carriageway for half a mile and on reaching the next roundabout go straight over (2nd exit) towards Middleton Cheney. On entering the village turn left at the Dolphin public house and continue along this road passing the shops and then take your next right turn into Bull Baulk. Continue down the road where Peacocks Close will be found on your right hand side shortly after you take the bend.

Services
All mains services connected. With the exception of gas (Modern electric radiators)

Local Authority
South Northants Council. Tax band B.

Viewing arrangements
By prior arrangement with Round & Jackson.

Tenure
A freehold property.

Asking Price: **£258,500**

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Ground Floor First Floor

Ground Floor Approx Area = 36.42 sq m / 392 sq ft
First Floor Approx Area = 32.09 sq m / 345 sq ft
Total Area = 68.51 sq m / 737 sq ft

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