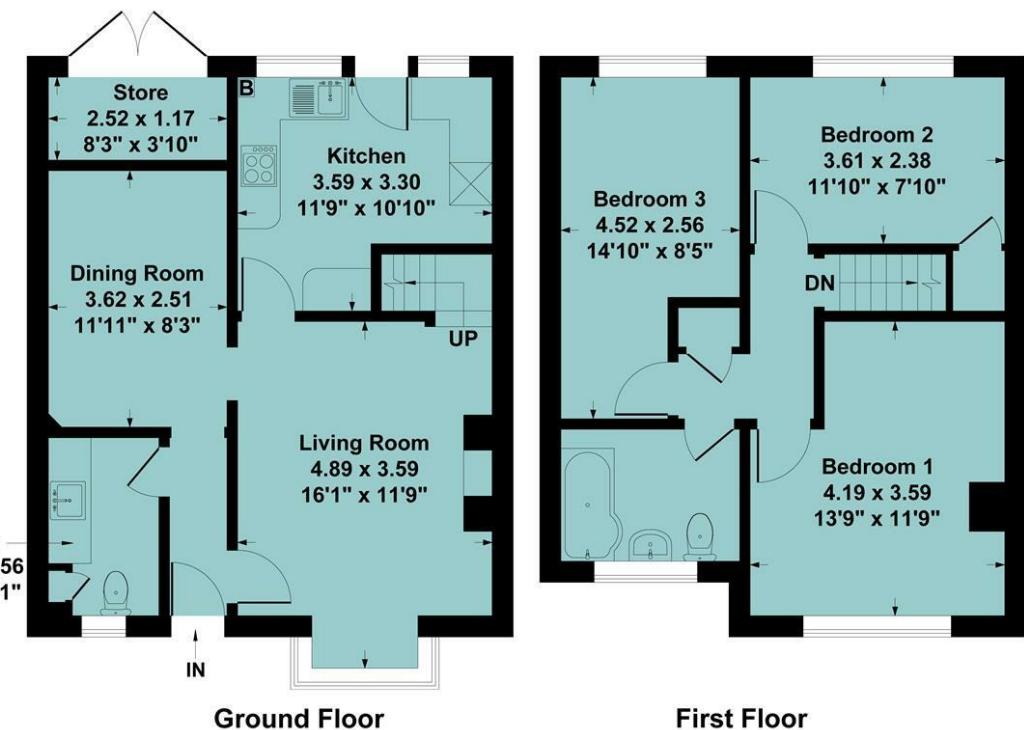


## Agents Note

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

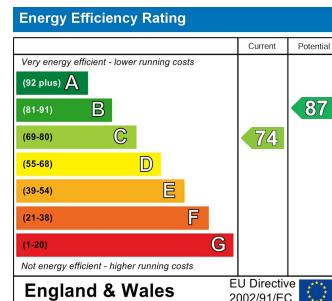
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 48.68 sq m / 524 sq ft**  
**First Floor Approx Area = 45.52 sq m / 490 sq ft**  
**Total Area = 94.2 sq m / 1014 sq ft**

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

[www.focuspointhomes.co.uk](http://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.



15 Manor Close  
Middleton Cheney

Anker

# 15 Manor Close, Middleton Cheney, Oxfordshire, OX17 2TA

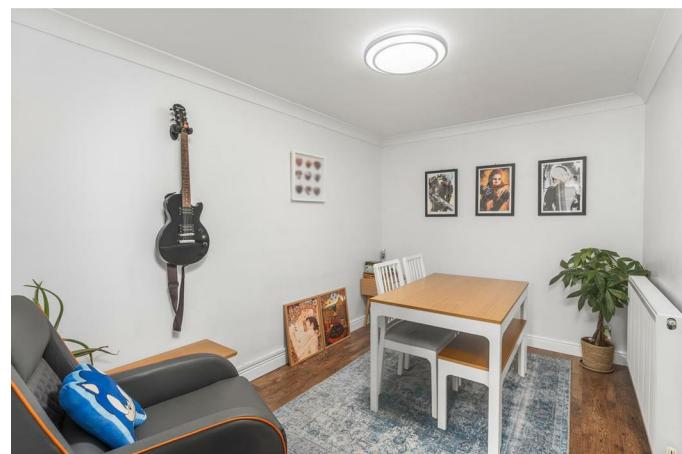
## Approximate distances

Banbury town centre 4 miles  
Banbury railway station 4 miles  
M40 (J11) 1.5 miles  
Brackley 7.5 miles  
Banbury to Oxford by rail 17 mins  
Banbury to Marylebone by rail 55 mins

**A SPACIOUS THREE BEDROOM FAMILY HOME IN THE SOUGHT AFTER VILLAGE OF MIDDLETON CHENEY LOCATED CLOSE TO LOCAL SCHOOLS AND AMENITIES AND WITHIN CLOSE PROXIMITY TO THE M40**

**Entrance hall, lounge, dining room, kitchen, downstairs WC/utility, three bedrooms, family bathroom, rear garden. Energy rating C.**

**£300,000 FREEHOLD**



## Directions

From Banbury proceed in an easterly direction toward Brackley (A422). At the top of Blacklocks Hill take the third exit on the roundabout toward Brackley. After approximately a mile take the next left turn into Middleton Cheney on Main Road and then take the next left into Washle Drive. Follow the road as it bears round to the right and the property will be found on the right hand side facing The Green.

## 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 hall with tiled flooring, door to sitting room, door to WC/utility and opening to the dining room.
- \* Dining room with space for dining room furniture, laminate flooring and further opening to the sitting room.
- \* Sitting room with bay window to front, door to entrance hall, door to kitchen, stairs to first floor, laminate flooring.
- \* Kitchen fitted with a range of base and eye level units, integrated double oven with four ring gas hob over and extractor over, integrated dishwasher, space for free standing fridge freezer, door and windows to the rear garden, kickboard plinth heater, gas fired combination boiler (replaced 2020) located in a corner cupboard.
- \* WC/utility fitted with a WC and wash hand basin, window to front, space for washing machine and tumble dryer, built-in storage cupboard.
- \* First floor landing with doors to all rooms, storage cupboard and hatch to loft.

\* Bedroom one is a large double with window to front.

\* Bedrooms two and three are both large singles/small doubles with windows to the rear.

\* Family bathroom fitted with a white suite comprising bath with shower over, WC and wash hand basin, tiled walls, window to front.

\* The rear garden is low maintenance with a patio and some artificial grass. Gated access to the rear.

\* The former garage has mostly been converted to an external store cupboard with double doors.

## Services

All mains services are connected. The boiler is located in the kitchen.

## Local Authority

South 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 £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.

