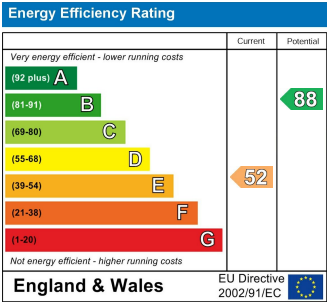
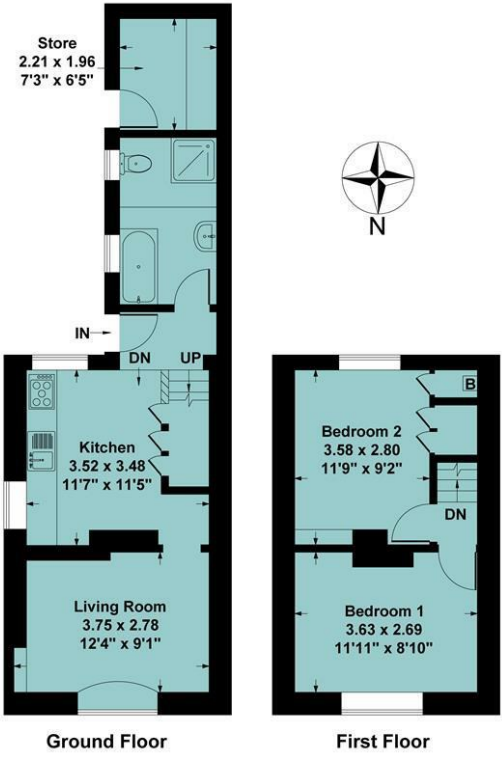


Agents Note

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 = 36.71 sq m / 395 sq ft
First Floor Approx Area = 23.15 sq m / 249 sq ft
Total Area = 59.86 sq m / 644 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.
www.focuspointhomes.co.uk

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
31-32 High Street, Banbury, Oxfordshire OX16 5ER



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.



7 Glovers Lane
Middleton Cheney



7 Glovers Lane, Middleton Cheney,
Oxfordshire, OX17 2NU

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 DETACHED STONE BUILT TWO BEDROOM PERIOD COTTAGE COMBINING CHARACTER AND MODERN FITTINGS WITH A SOUTH FACING COURTYARD GARDEN IN THE EXCEPTIONALLY WELL SERVED POPULAR VILLAGE OF MIDDLETON CHENEY

Hall, sitting room, kitchen/breakfast room, large bathroom, two double bedrooms, gas central heating via radiators, double glazing, small south facing rear courtyard garden with utility room/store. Energy rating E.

£290,000 FREEHOLD



Directions

From Banbury proceed in an easterly direction towards Brackley (A422). At the top of Blacklocks Hill take the first exit at the roundabout towards Northampton (B4525). At the next mini roundabout turn right onto Middleton Cheney. Continue until Glovers Lane is found as a turning to the right. Follow the road 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 South 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 and Birmingham. Brackley is 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:

- * A detached stone built period cottage within easy walking distance of the many amenities in the village including a café, pubs, hairdresser's, schools and a convenience store.
- * A delightful detached stone built period cottage tucked away in the old part of this desirable village with a view of the church spire.
- * As well as period features the cottage has modern fittings in the kitchen and bathroom.
- * The well proportioned rooms include two double bedrooms on the first floor and a large bathroom on the ground floor with a white four piece suite.
- * The living room is a particular feature with a window to front with seat under, period style wall panelling, exposed stonework, shelving, fitted wall mounted television and ceramic wood effect tiled floor.
- * The kitchen/breakfast room has a range of modern units in lime green with chrome furnishings and tinted glass wall cabinets, built-in luxury Miele oven, large induction hob and extractor over, bespoke fitted island/breakfast bar with solid wooden top and integral

drawers. Furthermore, there is fitted understairs storage and integrated fridge and freezer. There is also plumbing for washing machine and dishwasher and windows to side and rear.

- * The main double bedroom has a window to the front and painted exposed stone wall.
- * The second double bedroom has exposed floorboards, painted exposed stone wall, door to cupboard housing the wall mounted Gloworm gas fired boiler, separate built-in storage cupboards, a recess suitable for wardrobes which is currently shelved and there is a window to the rear.
- * Attractive cream painted double glazed windows and gas central heating via radiators.
- * Modest south facing courtyard garden to the rear approached via a side gate and pathway at the back of which there is a paved bin storage area and an external utility room/store with power and light connected, plumbing for washing machine, space for tumble dryer, work surface, ceramic tiled floor, power and light connected, radiator.

Services

All mains services are connected.

Local Authority

West Northants District Council. Council tax band C.

Viewing

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

Energy rating: E

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.