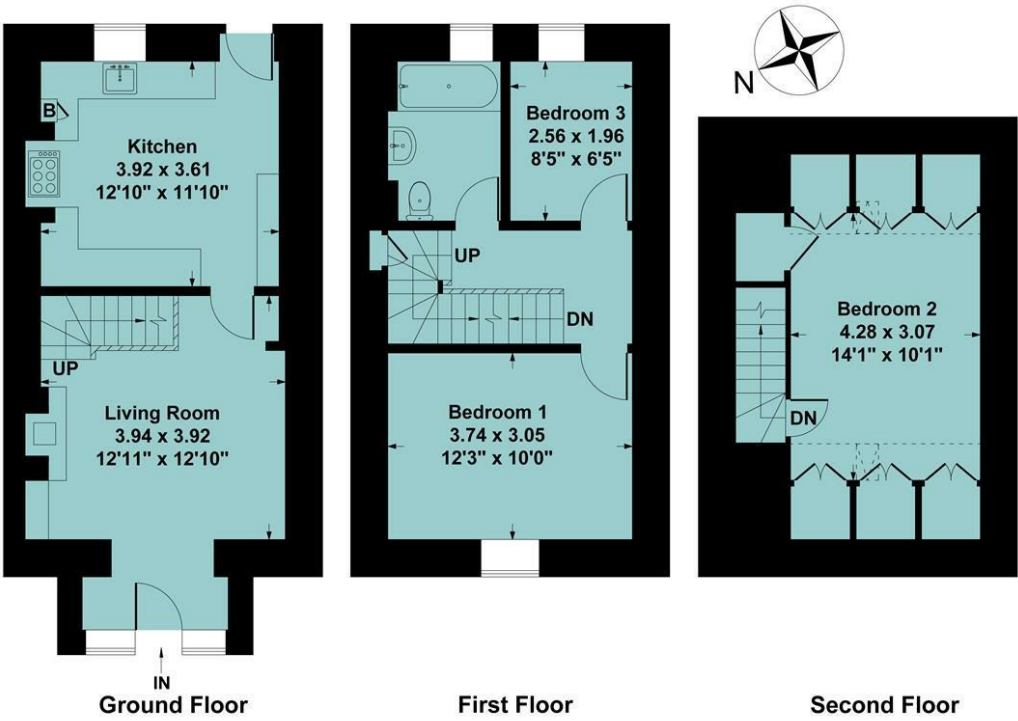


Agents Note

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.

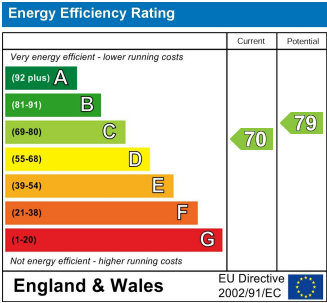
Referral fees

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 = 34.19 sq m / 368 sq ft
First Floor Approx Area = 29.73 sq m / 320 sq ft
Second Floor Approx Area = 21.75 sq m / 234 sq ft
Total Area = 85.65 sq m / 922 sq ft

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



34 Queen Street
Middleton Cheney



34 Queen Street, Middleton Cheney,
Oxfordshire, OX17 2NP

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 BEAUTIFULLY PRESENTED THREE BEDROOM
TERRACED STONE COTTAGE LOCATED IN THE
POPULAR VILLAGE OF MIDDLETON CHENEY

Entrance hall, living room, kitchen/diner, three
bedrooms, bathroom, rear garden, on street
parking. Energy rating C.

GUIDE PRICE £350,000 FREEHOLD



Directions

From Banbury proceed in an easterly direction toward Brackley (A422). At the roundabout at the top of Blacklocks Hill take the second exit and continue straight on into Middleton Cheney. As the road rises into the village turn left before reaching The Dolphin public house and continue past the turning for Tenlands. Continue along this road and the property will be found after a short distance on the right hand side.

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:

The Property

34 QUEEN STREET is a charming cottage that has been tastefully modernised and updated by the current owner over the past seven years. Whilst modern touches have been added throughout, the property retains its character features including exposed stone walls, oak fittings and a wood burning stove. The cosy living room features engineered oak flooring, exposed stonework and a wood burner creating a warm and inviting atmosphere. The kitchen diner which overlooks the rear garden boasts oak worktops, a brick feature surrounding the oven and a traditional stable door leading outside. Upstairs an oak glass staircase leads to two bedrooms and a spacious family bathroom. The top floor bedroom is a generous double complete with two sky lights offering views across the village. The rear garden is perfect for entertaining featuring a brick patio area ideal for al fresco dining with the remainder being laid mainly to lawn.

* Entrance hall opening to living room which features engineered oak flooring, exposed stone, wood burning stove, stairs to first floor.

* Kitchen/diner which was installed in 2024 benefits from oak worktops with units under, space for under counter fridge, space for under counter freezer, space for washing machine, brick surround to the oven, stable door opening to rear garden.

* First floor landing with beautiful oak and glass stairwell.

* Double bedroom to the front with space for wardrobe.

* Further single bedroom with window overlooking the garden.

* Bathroom comprising bath with rainforest shower, WC, wash hand basin, heated towel rail, window.

* On the top floor is another double bedroom with ample eaves storage and further wardrobe, two skylights with views across the village.

* The rear garden has a brick patio area ideal for table and chairs, shrub borders, lawn and access to an alley leading to the front of the property. Please note neighbouring properties have right of way across the subject property via the alley to the side and via a gate into the neighbouring property at the rear.

Services

All mains services are connected. The gas fired boiler is located in a cupboard in the kitchen.

Local Authority

West 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.