

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.

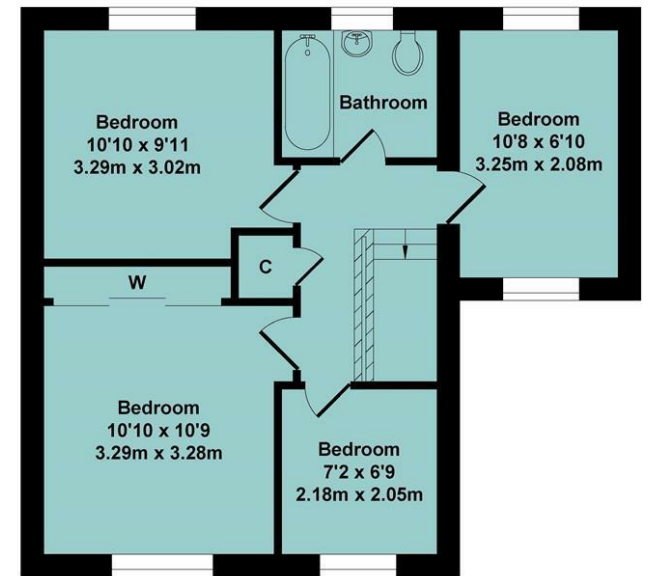
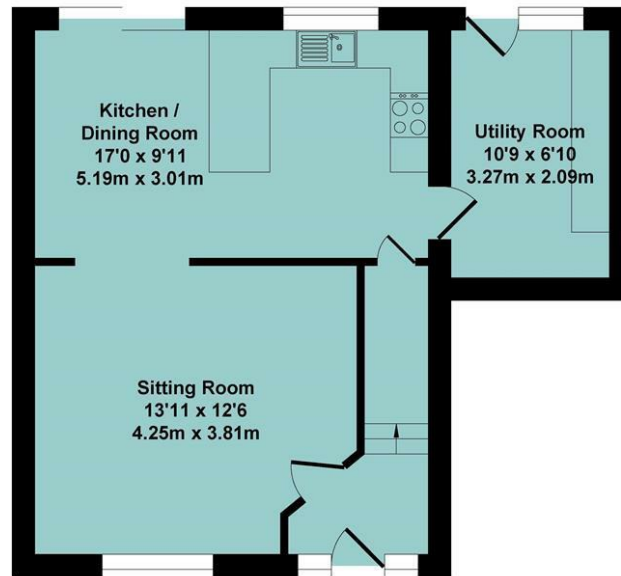
Referral fees

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. Floor
Area 470 Sq.Ft.
(43.70 Sq.M.)



First Floor
Approx. Floor
Area 470 Sq.Ft.
(43.70 Sq.M.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Total Approx. Floor Area 940 Sq.Ft. (87.40 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.



6 Longburges
Middleton Cheney



6 Longburges, Middleton Cheney, Oxfordshire, OX17 2QD

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 FOUR BEDROOM DETACHED HOUSE IN THE POPULAR VILLAGE OF MIDDLETON CHENEY WITH DRIVEWAY PARKING

Entrance hall, sitting room, kitchen/dining room, utility room, four bedrooms, family bathroom, rear garden, front garden, driveway. Energy rating D.

£375,000 FREEHOLD



Directions

From Banbury proceed in an easterly direction toward Brackley. At the top of Blacklocks Hill take the third exit on the roundabout towards Brackley. After approximately a mile take the next left and turn into Middleton Cheney on Main Road and then take the next left into Washle Drive. Follow the road around and Longburges will be found as the second turning on the right hand side. The property itself can then 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 the South of the county. It has amenities not normally associated with village life. Facilities within the village include a chemist, three churches, vets surgery, library, village store, post office, café and popular public houses. Hot food takeaways include a Fish & Chip shop and Ming's Chinese. The village hall offers a range of clubs & societies for all ages and there is schooling to cover Kindergarten 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.

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 extended family home.
- * Entrance hall.
- * Newly decorated and re-carpeted sitting room with window allowing in lots of light, opening to the kitchen/diner.
- * Kitchen/diner fitted with a range of base and eye level units with work surfaces over, space for oven, space for fridge/freezer, window overlooking the rear garden. The dining area has ample space for a table and chairs, door opening to the rear garden.
- * Utility room with space and plumbing for washing machine and tumble dryer, door to rear garden.
- * First floor landing with hatch to loft, airing cupboard.

* The master bedroom is a double with a built-in wardrobe and window to front.

* The second bedroom also benefits from being a double with window overlooking the rear garden.

* Two further single bedrooms.

* Family bathroom fitted with a suite comprising WC, wash hand basin, bath with shower over, window and heated towel rail.

* The rear garden is mostly laid to lawn with a patio area and shed.

* The front of the property is mostly laid to lawn and has a driveway for 1-2 cars.

Services

All mains services are connected.

Local Authority

West Northants District Council. Council tax band D.

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 £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.