



# Lower Green Cottage

Guide Price £750,000  
Middleton Cheney. OX17

Set aside a quintessential green in the oldest and most picturesque part of the village, Lower Green Cottage is an incredibly pretty, stone-built, thatched Grade II Listed home, offering an impressive 2,744 sq ft of characterful accommodation, including the double garage.

- Handsome stone-built thatched home
- Grade II Listed
- Overlooking a charming green
- 2,744 sq ft including garage
- Double garage and driveway parking
- Character features throughout
- Ground floor bedroom with adjoining wet-room
- South-facing private gardens
- Council tax band F
- Tenure Freehold



**THE CHERWELL AGENT**  
VILLAGE & COUNTRY HOMES





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This charming and substantial cottage is full of warmth, period detail and individuality, with bags of character throughout. At the heart of the house is a beautiful double reception room; to one end, a delightful sitting room with beams and an inglenook fireplace, and to the other, a handsome dining room ideal for both family life and entertaining.

The quintessential country cottage-style kitchen/diner, with classic flagstone flooring, enjoys lovely views over the gardens and provides a welcoming everyday living space. A further reception room, with wooden flooring and under floor heating, has been added as an extension to the original house. It offers excellent flexibility and could be enjoyed simply as additional living accommodation or used as a ground floor bedroom, as it is served by an adjoining wet-room shower room which also has underfloor heating. There is also a large garden room overlooking the gardens, providing yet more versatile space, along with a downstairs WC with shower.

Arranged over the first and second floors are four well-proportioned bedrooms. One benefits from an en suite, while the remaining bedrooms are served by a family bathroom.

Outside, the property enjoys beautiful south-facing rolling gardens which are generous in size, wonderfully private, and well stocked with mature shrubs and trees. An excellent double garage with electric doors is complemented by a driveway providing off-street parking.

A rare opportunity to acquire a spacious and highly attractive period home in one of Middleton Cheney's most sought-after settings. Located in Middleton Cheney, residents of Lower Green Cottage enjoy the quintessential charm of village life, coupled with the convenience of nearby amenities and excellent transport links from this popular and bustling village. Middleton Cheney enjoys many amenities including a choice of pubs, a church, post office, library, co-op and newsagents, cafe, pharmacy and hairdressers. There is also a local cricket club and nearby golf club. The village offers schooling for both primary and secondary age, with many other popular independent schooling options nearby, some of which can be accessed by bus from the village. Further amenities can be found in the nearby market towns of Banbury and Brackley and there is easy access to the M40 as well as a mainline train stations in Banbury, Kings Sutton and Bicester providing a fast service into London.

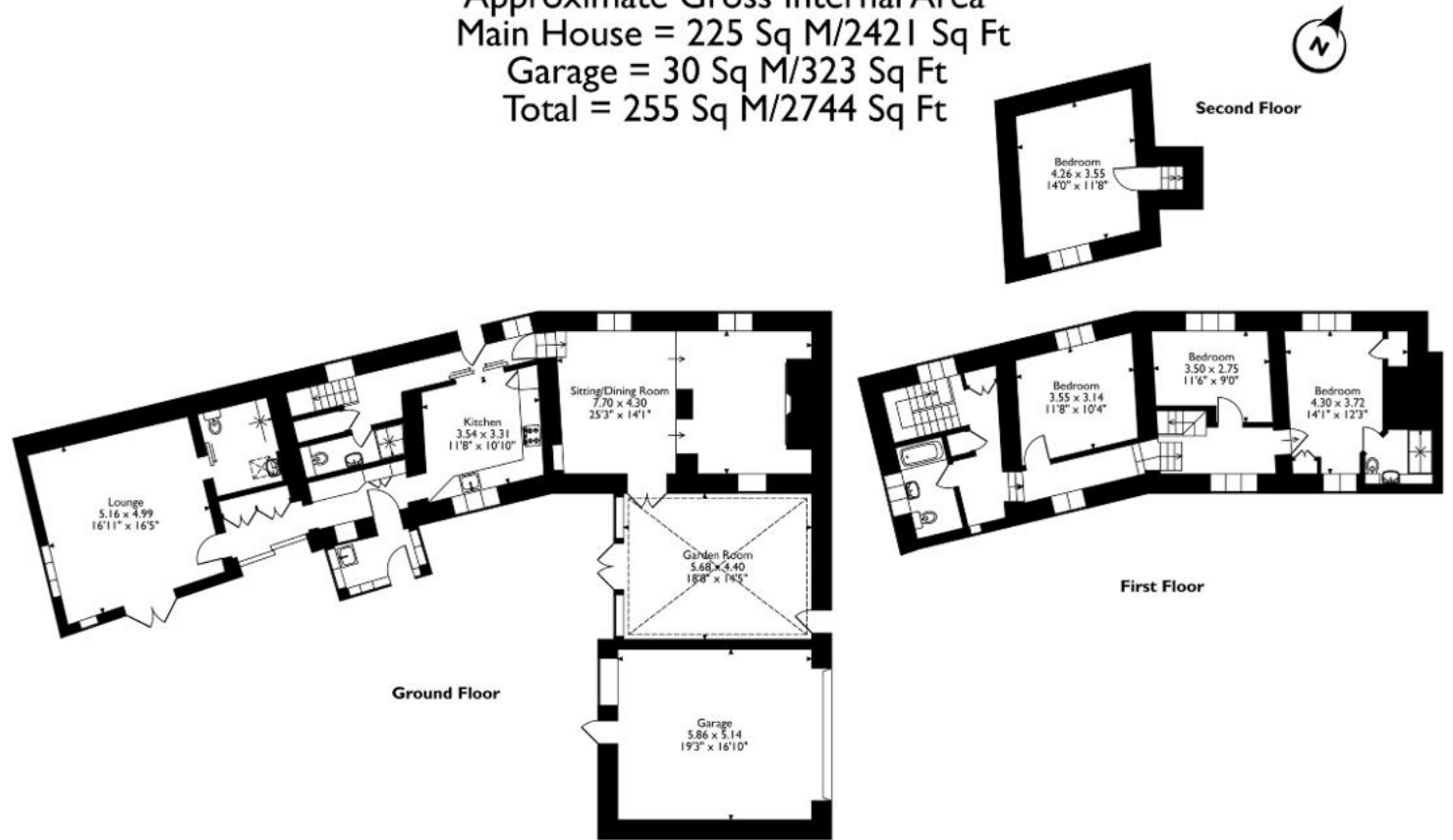
- o Tenure: Freehold
- o Local Authority: West Northamptonshire District Council
- o Council Tax Band: F
- o Utilities: Mains gas, electric, drainage & water





Lower Green Cottage, 19-21 Main Road, Middleton Cheney, Banbury

Approximate Gross Internal Area  
 Main House = 225 Sq M/2421 Sq Ft  
 Garage = 30 Sq M/323 Sq Ft  
 Total = 255 Sq M/2744 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The Cherwell Agent hereby gives notice: i) these particulars do not constitute part of an offer or contract; ii) these particulars, pictures and plans are given in good faith and are for guidance only; iii) we have not carried out a structural survey or tested services, appliances or fittings.