



## 3 Longburies

## Middleton Cheney

A DETACHED THREE BEDROOM HOME WITH A DRIVEWAY LOCATED IN THE POPULAR VILLAGE OF MIDDLETON CHENEY

Entrance porch, entrance hall, living room, kitchen/dining room, three bedrooms, bathroom, rear garden, driveway. Energy rating D.

£350,000 FREEHOLD



## 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 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 three bedroom home.
- \* Planning permission has been granted (<https://wnc.planning-register.co.uk/Planning/Display/2025/0919/FULL>) for a front and side extension creating a new porch, an entrance hall, study, downstairs WC, larger kitchen/dining room and a utility room).
- \* Entrance porch opening to entrance hall with stairs to first floor.
- \* Spacious living room with window to front, wood burner and doors opening to the kitchen/dining room.
- \* Kitchen/dining room comprising of wall and base mounted units with worktop over, space and plumbing for washing machine, space for fridge freezer, built-in sink and drainer, window overlooking the rear garden and access to understairs cupboard, ample space for table and chairs, sliding doors opening to the rear garden.
- \* First floor landing with access to storage cupboard.
- \* The master bedroom is a double with built-in wardrobes and window to front.
- \* The second bedroom is also a double with window overlooking the rear garden.
- \* Further single bedroom.
- \* Modern family bathroom recently installed by the current owners comprising bath with shower over, WC, wash hand basin, heated towel rail and window.
- \* The rear garden has a patio area ideal for entertaining with the remainder mostly laid to lawn. Gated side access to front.
- \* At the front of the property is a long driveway and a large lawned area.

## Services

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

## Local Authority

West Northants District Council. Council tax band D.

## Energy rating: D

A copy of the full Energy Performance Certificate is available on request.

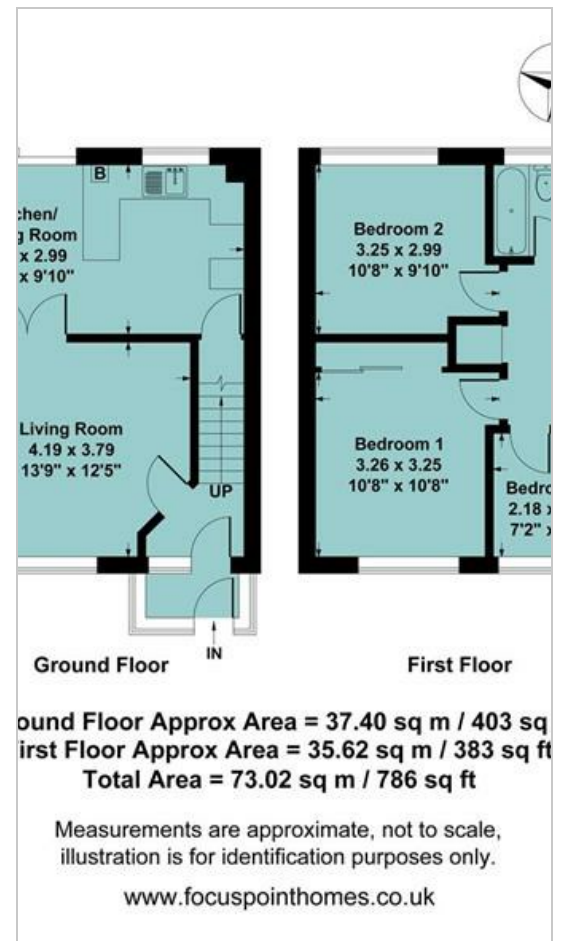
## Anti Money Laundering Regulations

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.

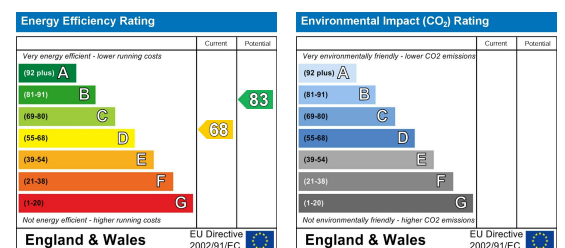
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.