



Churtons
23 Church Lane | Middleton Cheney | South Northamptonshire | OX17 2NS

FINE & COUNTRY

CHURTONS

A stunning character home in a sought-after village setting with beautiful views of the church. The property comprises entrance hall, cloakroom/WC, dining kitchen, sitting room, excellent oak framed garden room, four bedrooms, one with en-suite, family bathroom, outstanding converted barn which offers extra living space, and lovely rear garden with two sun terraces.



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Accommodation summary

A beautifully presented home with wonderful character features, which is tucked away in this sought after village with beautiful views over the church.

Upon entering, the hall has tiled floor with underfloor heating, stairs to the first floor with a useful storage cupboard below that houses the boiler (installed May 2022), whilst a door leads to the cloakroom/WC.

The dining kitchen is a lovely open plan room which has tiled flooring with underfloor heating.

The kitchen area has work surfaces, an integrated fridge/freezer, Belfast sink unit, space for a large oven and two windows to the front, whilst the dining area, also with underfloor heating, has space for a table to seat eight guests, a wood burning stove in an inglenook fireplace and French doors to the rear garden.

The sitting room has a wood burning stove in a feature surround, exposed ceiling beams and French doors to the garden room.

The stunning oak framed garden room is beautifully presented and enjoys lovely views over the garden. There is an exposed well with feature glass top, whilst French doors open out to the rear garden.









Seller Insight

“ We have lived in the property since January 2010.

Situated about three miles east of Banbury in Oxfordshire and six miles west-northwest of Brackley the pretty village of Middleton Cheney is a peaceful place which enjoys good links with the M40. Set back from the road by a small front garden fronted with a box hedge, this attractive semi-detached property, which dates back to 1546, was originally a coal merchant's house. Boasting original features such as exposed beams and an inglenook fireplace it is bursting with character, yet it's had just the right amount of modernisation to make it comfortable. 'There are so many lovely features, our favourite being the well. Located in the conservatory, we replaced the top with a glass lid and lit it to create a beautiful feature – it really comes into its own in the evening. We are very close to the church and enjoy the splendour of the spire from the garden. We're no more than a few minutes' walk away from the local shops and pub however the location is wonderfully peaceful,' explain the owners, who have lived here since 2010. 'We've made several substantial improvements including converting the loft space into a master bedroom with en suite, opened up downstairs to make a larger kitchen/diner and added French windows. We've also made extensive changes to the garden to open it up and turned a stone shed at the end of the garden into a barn which we use as additional living space. It makes a wonderful home office and music room – during lockdown it was our children's school!'

'The neighbourhood is quiet and very close knit and we have made some wonderful friends. People often get-together to celebrate events, such as the Queens Jubilee.'

'Local amenities are excellent, many within walking distance. The village has a primary and secondary school, pubs and takeaway establishments, a café, library and a Co-op.'

'The house is very cosy with thick walls which keep the warm during the winter and cool in the heat of summer – this has been invaluable during this summer's heatwaves.'

'We've always loved Christmas time in the house as it's the perfect setting for family gatherings and celebrations. It's a lovely home in which to entertain, whether in the oak framed conservatory, the kitchen diner, the barn conversion or on one of the two patio areas. A favourite space is the separate barn as it gives our family valuable extra space along with beautiful views of the garden.'

'At sunset on a warm day, we love how the warm rays reflect off the church spire.'

*'We will miss everything about the house, the only reason we need to move is that our children are growing up and we need to upsize.'**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







The first floor landing has a window to the front elevation and stairs rising to the second floor.

There are four bedrooms in total, three on the first floor, and the guest bedroom has a useful storage cupboard and a window to the rear.

There is also a double bedroom with a window to the rear and a good sized single bedroom with a

window to the front, whilst completing the first floor is the family bathroom which has a bath, high flush WC and a window to the front.

To the second floor, the feature bedroom is of a good size and has a lovely stone wall, two windows to the rear which provide a lovely view of the rear garden, a useful storage cupboard with space for an automatic appliance and a door which provides access to an en-suite shower room.











Another lovely feature of this home is the detached barn which was developed in 2015 and offers flexible space to be utilised as either a home gymnasium, annexe or a teenage suite.

Currently used as a TV/games room, this is the perfect venue for getting together with friends and family.

The vaulted ceiling gives a great feeling of space, whilst the Bi-Fold doors, French doors and the two velux windows offer excellent natural light.

The rear garden is mainly laid to lawn and has well stocked borders, two lovely sun terraces and beautiful views of the church spire.

A beautiful home full of character which must be seen.



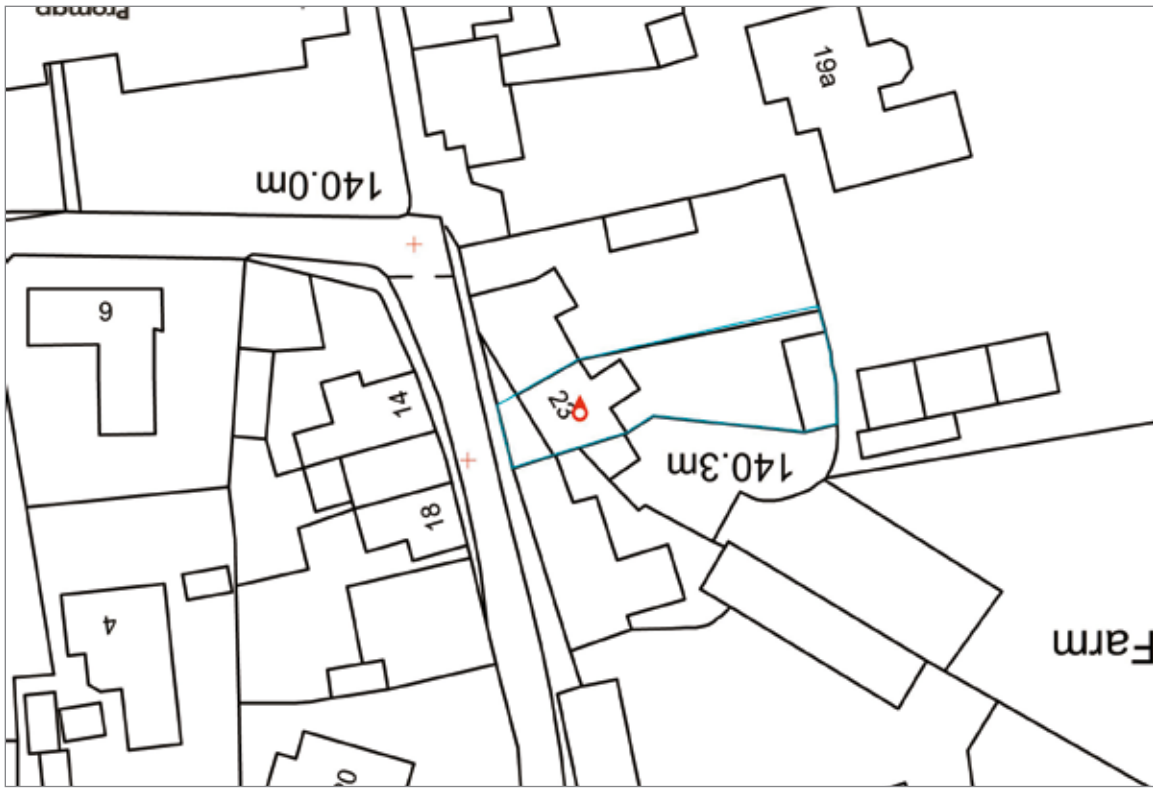




LOCATION

Middleton Cheney is situated around three miles East of Banbury and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour.





Services

Gas fired central heating
Mains drainage

Tenure

Freehold

Local Authority

West Northamptonshire
Council Band D

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01295 239666
Website For more information visit www.fineandcountry.com/uk/banbury

Opening Hours:

Monday to Friday 8.00am – 8.00pm
Saturday 9.00am - 5pm
Sunday 10am – 4pm



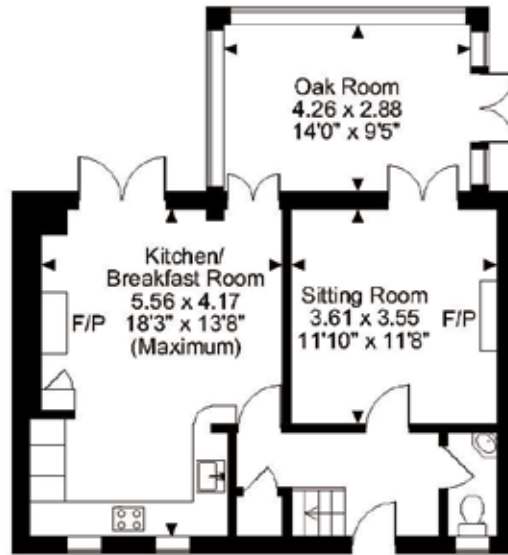
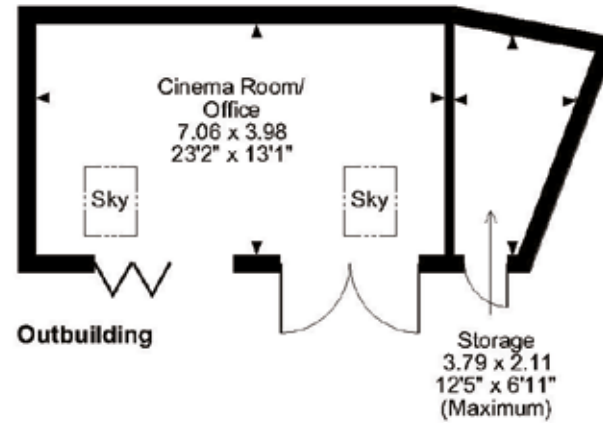
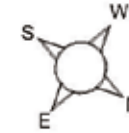
Offers over £500,000

Churtons Church Lane, Middleton Cheney, Banbury

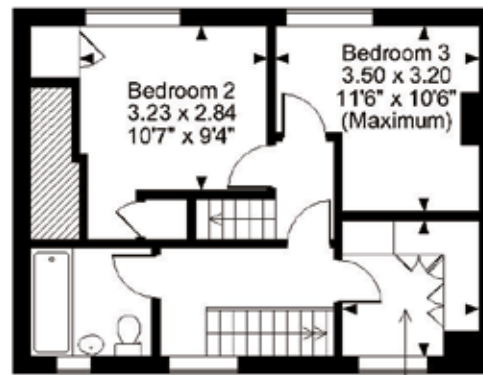
Approximate Gross Internal Area

Main House = 1269 Sq Ft/118 Sq M

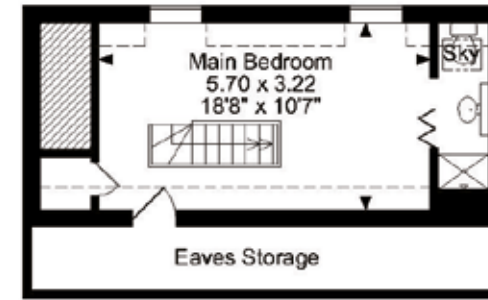
Outbuilding = 382 Sq Ft/35 Sq M



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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TERRY ROBINSON
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Terry has been in the estate agency industry for 20 years and has a wealth of knowledge in the property sector. Having left the corporate world to set up his own brand, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued. Terry has already sold several properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

YOU CAN FOLLOW TERRY ON   



DEAN CHERRINGTON
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My name is Dean Cherrington, and I am a specialist High Net Worth Mortgage Broker with Mortgage Advice Bureau. I live in the Derbyshire National Forest in a small village called Rosliston, a country boy at heart happiest near to nature! I look after clients across the country. My job role as a High-Net-Worth Broker allows me to engage with people from all different backgrounds and situations and I pride myself on helping secure their dream property and long-term financial stability.

High Net Worth Mortgage Specialists



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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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