Agents Note

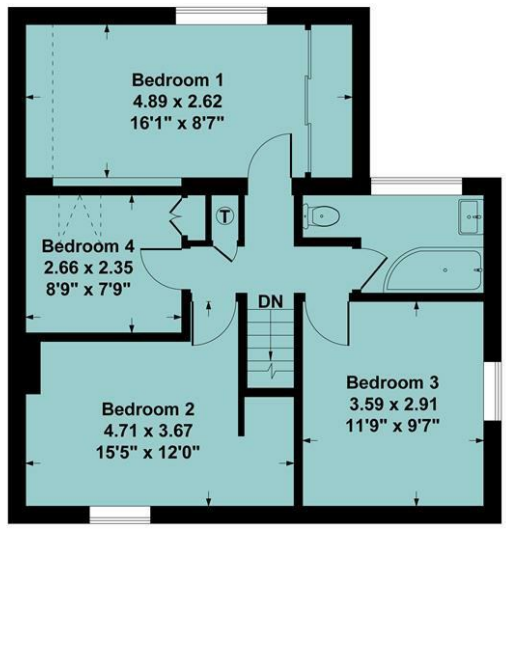
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

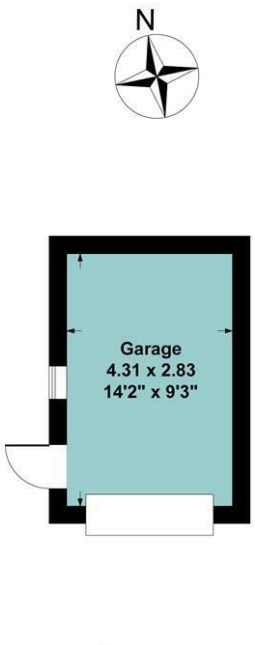
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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



First Floor



Garage

Ground Floor Approx Area = 65.47 sq m / 705 sq ft
First Floor Approx Area = 57.74 sq m / 622 sq ft
Garage Approx Area = 12.19 sq m / 131 sq ft
Total Area = 135.40 sq m / 1458 sq ft

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

www.focuspointhomes.co.uk

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31-32 High Street, Banbury, Oxfordshire OX16 5ER

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.



43 Midway
Middleton Cheney

Anker

43 Midway, Middleton Cheney, Oxfordshire, OX17 2QN



Approximate distances
Banbury 3 miles
Brackley 9 miles
Oxford 25 miles
Northampton 20 miles
Junction 11 (M40 motorway) 1.5 miles
Banbury to London Marylebone by rail 55 mins approx.
Banbury to Oxford by rail 17 mins approx.
Banbury to Birmingham by rail 50 mins approx.

OFFERED TO THE MARKET CHAIN FREE IS THIS SPACIOUS AND EXTENDED FOUR BEDROOM FAMILY HOME BENEFITTING FROM A LARGE ENCLOSED REAR GARDEN, PLENTY OF OFF ROAD PARKING AND LOCATED WITHIN WALKING DISTANCE OF LOCAL SCHOOLS

Entrance porch, entrance hall, kitchen/breakfast room, living room, dining room, rear porch/utility, downstairs WC, four bedrooms, family bathroom, rear garden, garage/workshop, driveway parking for approx. 6 cars. Energy rating D.

£400,000 FREEHOLD











Directions

From Banbury Cross proceed in an easterly direction toward Brackley (A422). After junction 11 of the M40 motorway continue to the roundabout at the top of Blacklocks Hill and turn left where signposted to Northampton (B4525). After approximately ¾ of a mile turn right where signposted to Middleton Cheney. Bull Baulk will be found as a turning to the left hand side after approximately a ¼ of a mile. Follow the road and after a short distance take the turning on the left into Midway. Upon entering

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:

* Entrance porch with space for coats and shoes, door to entrance hall.

* Entrance hall with door to living room, door to kitchen/breakfast room, stairs to first floor, tiled flooring.

* Kitchen/breakfast room with a range of base and eye level gloss units with wood effect worktop over, tiled flooring, inset sink, free standing cooker with tiled splashback, free standing dishwasher, free standing fridge freezer, breakfast bar with stools, understairs storage cupboard, window to side, doorway to the utility/rear porch.

* Utility/rear porch with space and plumbing for washing machine and space for tumble dryer, door to rear garden and door to dining room.

* Downstairs WC with WC and wash hand basin.

* Living room accessed off the hallway with bay window to front, log burning stove, double doors to dining room.

* Dining room with laminate flooring, French doors to rear garden, door to rear porch/utility.

* First floor landing with doors to all rooms, airing cupboard housing the hot water tank, hatch to loft.

* Bedroom one is a double with window to rear, built-in wardrobe and built-in recessed shelving.

* Bedroom two is a double with window to front, built-in shelving and hanging rail.

* Bedroom three is a double with window to side.

* Bedroom four is a single with a built-in storage cupboard and a velux window.

* The bathroom is fitted with a white suite comprising a corner bath with shower over, WC and vanity wash hand basin, heated towel rail, tiled floor and walls, window to rear.

* The rear garden is mostly laid to lawn with a large patio area housing the hot tub (included in the sale if desired), a decked seating area, a garage/workshop (no vehicular access) and a large garden shed. A path leads to the gated side access. Outside tap. Outside power points.

* To the front there is a large driveway for approximately 6 vehicles.

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

West Northants District Council. Council tax band B.

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 £35 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.