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.

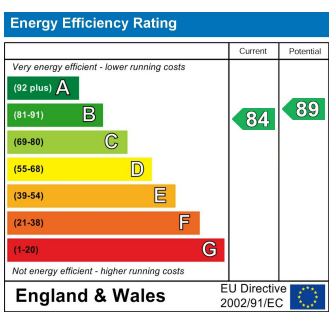


Ground Floor

Ground Floor Approx Area = 159.26 sq m / 1714 sq ft
Garage Approx Area = 27.23 sq m / 293 sq ft
Total Area = 186.49 sq m / 2007 sq ft

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

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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.



2 Kings Stile
Middleton Cheney

Anker

2 Kings Stile, Middleton Cheney, Oxfordshire, OX17 2QZ



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 19 mins approx.
Banbury to Birmingham by rail 50 mins approx.

A SPACIOUS WELL PRESENTED DETACHED BUNGALOW IN A DESIRABLE AND SOUGHT AFTER NO THROUGH ROAD WITHIN WALKING DISTANCE OF THE DAILY AMENITIES IN THIS EXCEPTIONALLY WELL SERVED VILLAGE EAST OF BANBURY

Hall, cloakroom, sitting room, dining room, large office/family room or fourth bedroom, kitchen, very large utility room, three bedrooms, large shower room, separate bathroom, gas ch via rads, solar panels, generous off road parking, large garage, good sized south facing rear garden, no upward chain. Energy rating B.

£725,000 FREEHOLD











Directions

From Banbury proceed in an easterly direction toward Brackley (A422). At the top of Blacklocks Hill take the first turning left into Banbury Lane (B4525). At the mini roundabout turn right into Chacombe Road and Kings Stile will be found as the second turning on the right and the property will be found after a short distance on the left and can be recognised by our "For Sale" board.

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:

* A modern detached stone built bungalow with well presented and flexible accommodation which is suitable for families or couples alike.

* Located in a single cul-de-sac of similar properties within walking distance of all the daily amenities within the village.

* Spacious sitting room with large window to rear overlooking the garden, sliding double glazed patio doors opening to the rear, wall mounted gas fire.

* Separate dining room adjoining the kitchen with wood effect floor, fitted storage unit.

* Kitchen with a range of base and eye level shaker style units, built-in oven, microwave, gas hob and extractor, integrated dishwasher, fridge and freezer, ceramic tiled floor, window to front and scope to create an open plan kitchen/dining room.

* Rear hallway with door to front and personal door to the garage. There is also a very large utility room with space for appliances, plumbing for washing machine, fitted white gloss units, door opening to the garden and a door opening to the cloakroom which is fitted with a white suite and has a window.

* The property was extended some years ago to provide an additional room at the rear which has been used by the current vendors as an office but could also provide a large bedroom if preferred. It has a high open ceiling, large window to the rear, recessed lighting, French doors and side panels which open to the patio and rear garden. We believe that this could become a main bedroom suite in conjunction with the creation of an ensuite bathroom by converting part of the utility room.

* There are two further double bedrooms and a single all of which have built-in double wardrobes.

* Bathroom fitted with a white suite comprising panelled bath with mixer taps and shower attachment, wash hand basin and WC, window, heated towel rail, fully tiled walls.

* Separate shower room fitted with a modern suite comprising walk-in shower, recessed wash hand basin with cupboards under, WC, ceramic tiled floor, window, heated towel rail, fully tiled walls.

* Double glazing, gas central heating via radiators and solar panels which are owned and have a feed-in tariff and are connected to a battery.

* Wide frontage with driveway providing off road parking and an electric door opens to the spacious garage which has a personal door to the rear hallway, light and power connected, window to the side, wall mounted Gloworm gas fired boiler, solar panels invertor and controls, wall mounted storage units.

* Side gates open to access either side of the bungalow with ample space for storing wheelie bins to one side and a large shed/workshop to the other which has power and light connected, two window, solid concrete floor and wall mounted electric heater.

* The rear garden which enjoys a southerly aspect has a large paved patio, lawn with well stocked borders, and ornamental trees. Adjacent to the shed/workshop there is a timber dog kennel and metal fenced run.

Services

All mains services are connected. The wall mounted Gloworm gas fired boiler is located in the garage.

Local Authority

West Northants District Council. Council tax band F.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: B

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.