

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 Approx Area = 43.08 sq m / 464 sq ft
 First Floor Approx Area = 43.08 sq m / 464 sq ft
 Outbuilding Approx Area = 12.63 sq m / 136 sq ft
 Garage Approx Area = 11.42 sq m / 123 sq ft
Total Area = 101.21 sq m / 1187 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.
www.focuspointhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.



18 Chacombe Road
 Middleton Cheney



**18 Chacombe Road, Middleton Cheney,
Oxfordshire, OX17 2QS**

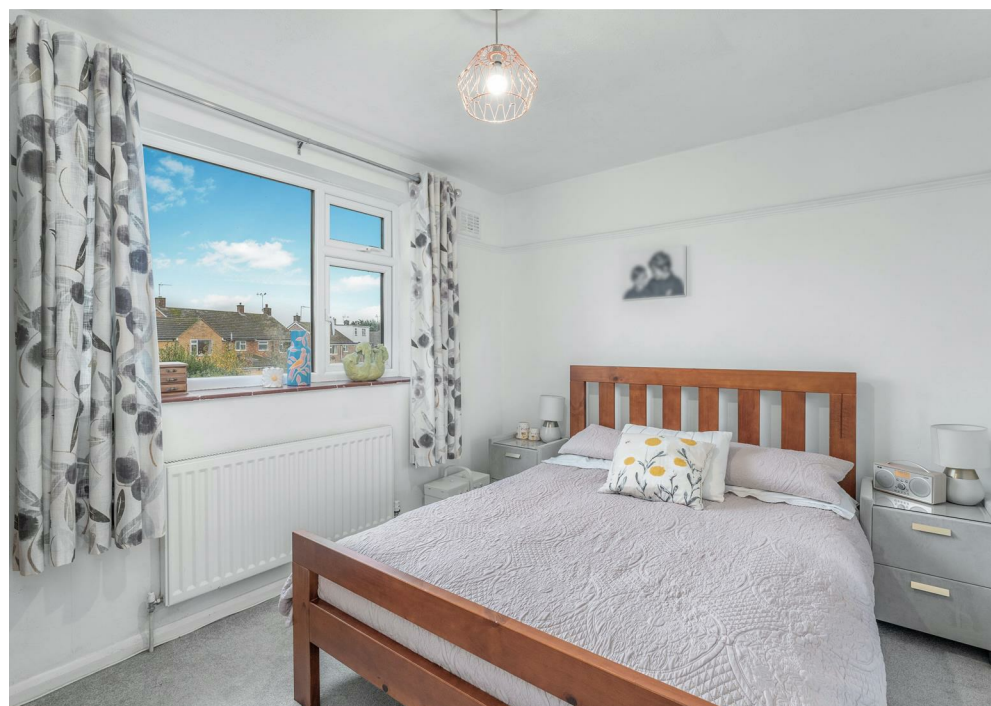
Approximate distances

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.

THIS BEAUTIFULLY MAINTAINED THREE BEDROOM SEMI DETACHED HOME IS PERFECTLY LOCATED WITHIN EASY REACH OF SHOPS, AMENITIES AND SCHOOLS FOR ALL AGES WITH A HIGH END GARDEN ROOM/OFFICE, GENEROUS OFF ROAD PARKING AND PLENTY OF POTENTIAL TO EXTEND. IT IS A FANTASTIC OPPORTUNITY FOR A GROWING FAMILY.

Entrance hall, kitchen/breakfast room, living/dining room, three bedrooms, bathroom, garden room/office, garage, off road parking on the driveway, rear garden. Energy rating D.

£415,000 FREEHOLD



Directions

From Banbury proceed in an easterly direction toward Brackley (A422). At the top of Blacklocks Hill turn left at the roundabout towards Northampton. At the mini roundabout on the edge of the village turn right into Middleton Cheney onto Chacombe Road. Continue along this road and the property will be found on the left hand side just after the turning into Stanwell Drive. A "For Sale" board has been erected for ease of identification.

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 hall with laminate flooring, doors to living room, kitchen/breakfast room, storage cupboard and stairs to first floor.

* Living/dining room with window to front, double doors to the garden at the rear, open fireplace with log burner and oak beam mantle over, laminate flooring.

* Kitchen/breakfast room fitted with a range of base and eye level units, integrated double oven with four ring electric hob, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer, space for a breakfast table and chairs, window and door to rear.

* First floor landing with doors to all rooms, hatch to loft and window to side.

* Bedroom one is a double with window to front.

* Bedroom two is a double with window to rear.

* Bedroom three is a single with built-in storage cupboard over the stairs and window to front.

* Bathroom fitted with a white suite comprising bath with shower over, WC and wash hand basin, storage cupboard, windows to side and rear, wall mounted combination boiler.

* The rear garden is mostly laid to lawn with a small patio area and garden path leading to a high end recently fitted garden office room which has lighting, power, insulation, internet and a climate control air con unit with heating function.

* Detached garage with up and over door to front and personal door to the rear, lighting and power.

* Gated side access leads to the front where there is off road parking on the driveway.

* New windows and French doors fitted in 2019.

Services

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

Local Authority

West Northants District Council. Council tax band C.

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.