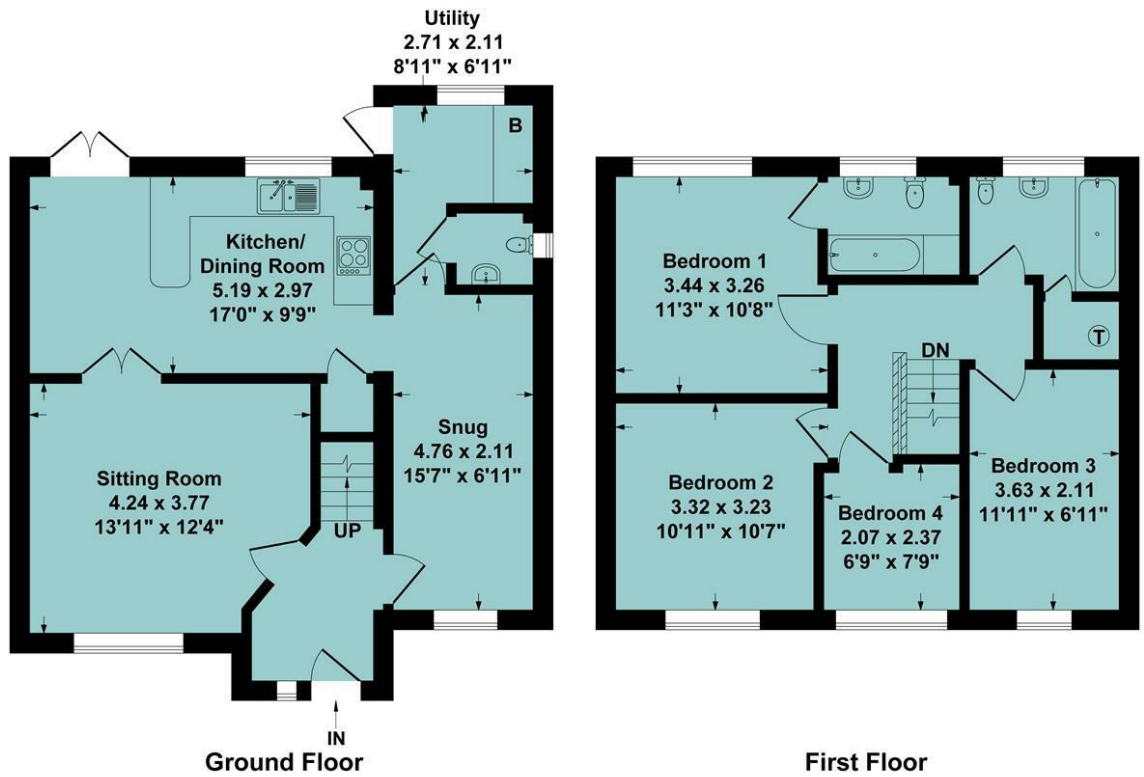
Agents Note

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.

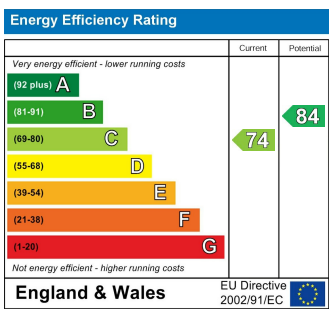
Referral fees

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 = 55.12 sq m / 593 sq ft
First Floor Approx Area = 49.70 sq m / 535 sq ft
Total Area = 104.82 sq m / 1128 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.



15 Ashlade
Middleton Cheney

Anker

15 Ashlade, Middleton Cheney, Oxfordshire, OX17 2PU



Approximate distances
Banbury town centre 4 miles
Banbury railway station 4 miles
M40 (J11) 1.5 miles
Brackley 7.5 miles
Banbury to Oxford by rail 17 mins
Banbury to Marylebone by rail 55 mins

A FOUR BEDROOM DETACHED FAMILY HOME PRESENTED TO THE MARKET IN IMMACULATE CONDITION BENEFITTING FROM TWO RECEPTION ROOMS, AN EN-SUITE TO THE MASTER BEDROOM AND OFF-ROAD PARKING

Entrance hall, sitting room, kitchen/dining room, snug, utility, cloakroom, four bedrooms, ensuite to master, family bathroom, front and rear gardens, off road parking. Energy rating C.

£425,000 FREEHOLD











Directions

From Banbury proceed in an easterly direction toward Brackley (A422). At the top of Blacklocks Hill take the third exit on the roundabout toward Brackley. After approximately a mile take the next left turn into Middleton Cheney on Main Road and then take the next left into Washle Drive. Turn left again into Ashlade and the property will be found on the right hand side.

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 doors to sitting room and snug, stairs rising to first floor, ample space for coats and shoe storage, laminate flooring.

* Sitting room with window to front, double doors leading to the kitchen/dining room, laminate flooring,

* Snug, also accessed from the entrance hall, with laminate flooring, window to front, opening to the kitchen/diner, doorway to the utility.

* Kitchen/dining room fitted with a range of cream coloured base and eye level units with a wood effect worktop over, integrated dishwasher, integrated oven with a four ring gas hob and extractor, space for fridge freezer, space for additional under counter fridge, double doors to garden, ample space for table and chairs, large understairs storage cupboard.

* Utility with window and door to rear garden, space and plumbing for washing machine, space for tumble dryer, space for further under counter fridge, wall mounted gas fired boiler, door to cloakroom with WC and wash hand basin.

* First floor landing with doors to all rooms.

* The master bedroom is a double with window to rear, ample space for wardrobes and door to ensuite.

* Ensuite comprising bath with shower over, WC, wash hand basin, part tiled walls and window to rear.

* Bedroom two is a double with window to front.

* Bedroom three is a double with window to front.

* Bedroom four is a single with window to front.

* Family bathroom fitted with a white suite comprising bath with shower over, WC and wash hand basin, window to rear, door to airing cupboard housing the hot water tank.

* Externally there is a large patio seating area with steps leading down to a lawned area and further steps lead down to a storage area and garden shed. The garden is south facing and very private. Walkway down to a gated side access.

* To the front there is a small lawned area and off road parking for one car.

Services

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

Local Authority

West Northants District Council. Council tax band C.

Viewing

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

Energy rating: C

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.