



Main Road, Middleton Cheney
Banbury, Northamptonshire, OX17



Beyond your expectations

Wonderful family home offering further scope to adapt

Hamptons International

44 Market Place, Banbury, Oxfordshire, OX16 5NW

Sales. 01295 275 885

banbury@hamptons-int.com

www.hamptons.co.uk

4 Bedrooms | EPC E | Entrance Hall | Sitting Room with Stone Open Fireplace | Dining Room over covered well | Cellar | Kitchen/Breakfast Room | Family Bathroom | Thatched Barn Including Garage With Potential For Changes | Mature Established Gardens

Guide Price £500,000 Freehold

Description

Situated over three floors as well as a cellar a semi detached Hornton stone family home. Dating back to the 18th century the accommodation offers a wealth of character features and versatile living with further potential to update and enlarge if required (subject to the necessary permissions). A porch gives access to a good size entrance hall which has a Horton stone floor and stone fireplace, this gives access to the sitting room which also has a stone fireplace and exposed ceiling beam. Stairs lead down to the cellar and up from the hall to the first floor and second floors with 4 bedrooms and the family bathroom. From the hall a dining room leads through to the kitchen/breakfast room under the thatch roof. The kitchen offers a range of units, a four ring gas hob cooker, dishwasher, fridge, freezer, and space and plumbing for a washing machine. Giving access to the thatched barn, which includes a garage, this area of the property gives a buyer a wonderful opportunity to adapt or re configure the accommodation to their individual needs.

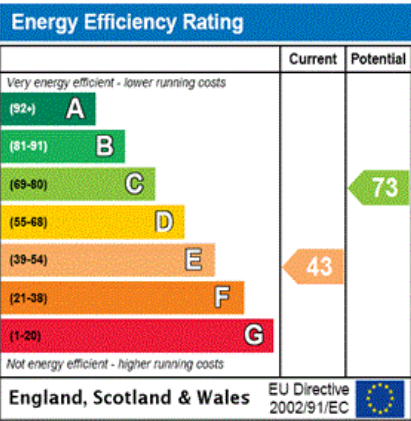
Outside

The property is approached via gated access and surrounded by character stone walls. The front garden has lawn with deep filled perennial flower beds along the road including Forsythia, Philadelphus, Spirea and Ragged robin. The cottage garden planting includes climbing roses and clematis plus a herb garden by the kitchen door. The rear garden has a terrace with a pergola supporting climbing roses and clematis and

providing an ideal outside living space. The rear garden, accessed by a path as well as through the house, is designed as a traditional cottage garden and includes a Greenhouse, fruit cage, lawn, small pond, vegetable and fruit areas and well-stocked borders. There are Beech hedges, a Ginkgo tree and two Apple trees (including one with Mistletoe)

Location

Middleton Cheney is one of the larger villages in the area. Facilities within the village include a chemist, three churches, library, bus service, village store and post office, newsagents and two public houses. The village provides a number of pre school groups and several play areas. The primary school and secondary school were both rated "Good" by Ofsted in 2016 and 2013 respectively. Local preparatory schools also include The Carrdus and Overthorpe, Winchester House (Brackley), public schools at Tudor Hall (girls) and Bloxham (co-ed) in addition to Warwick Public School (boys) and Kings High School (girls). There is access to the M40 (Jct 11) and a mainline railway station that provides a service to London Marylebone, Oxford, Warwick and Birmingham.



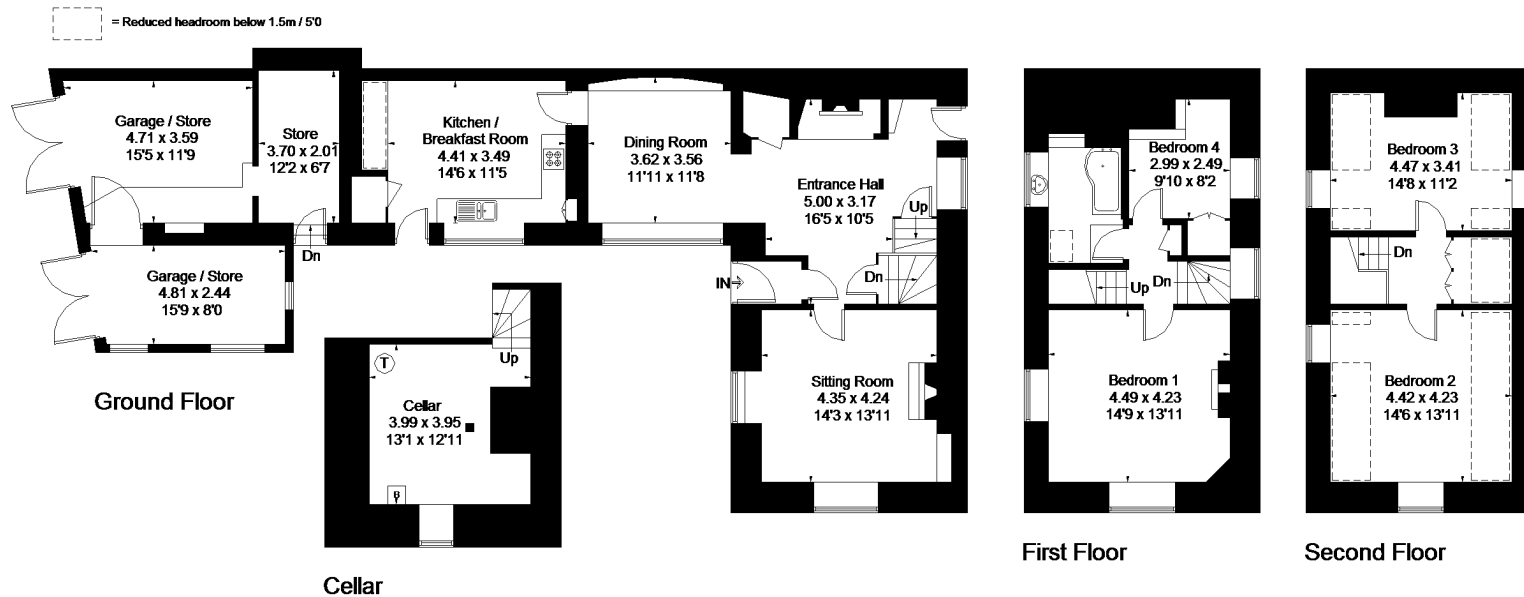
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Approximate Gross Internal Area = 163.3 sq m / 1758 sq ft

Garage / Store = 38.5 sq m / 414 sq ft

Cellar = 17.1 sq m / 184 sq ft

Total = 218.9 sq m / 2356 sq ft



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

