



Middleton Farmhouse  
Main Road, Middleton Cheney



ROUND & JACKSON  
ESTATE AGENTS





**A substantial period farmhouse with a separate coach house and outbuildings located on the edge of this highly sought after and well served village.**

**The property**

Middleton Farmhouse is a beautiful period property which is pleasantly located within this highly regarded and well served village. The property is grade II listed and has many period features which include beamed ceilings, flagstone flooring, exposed stone walls and open fireplaces. The spacious and versatile accommodation is arranged over three floors and there is also a large basement. On the ground floor there is an entrance hallway, three reception rooms, a kitchen/breakfast room, a utility room and two cloakrooms. On the first floor there are four double bedrooms and on the second floor there are three double bedrooms and a family bathroom. To the side of the property there are two store rooms and there is a detached coach house which offers approx 1500 square feet of additional accommodation and has potential to convert to an annexe. To the rear of the property there is a large, low maintenance courtyard with impressed concrete paving.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

**Entrance Hallway**

With stairs to the first floor and doors to the sitting room and kitchen/breakfast room.

**Kitchen/Breakfast Room**

A spacious room fitted with a range of eye level cabinets and base units and drawers with work surfaces over. Inset twin bowl sink and draining board, four ring hob, two ovens, dishwasher and space for a table and chairs.

**Sitting Room**

A spacious room with an inglenook fireplace, a beamed ceiling and exposed stonework.

**Study**

Ideal home office or TV room with a window to the side.

**Dining Room**

A dual aspect reception room with an inglenook fireplace and wood burning stove.

**Utility and Cloakrooms**

Useful utility space with access to two cloakrooms and a door to the rear.

**First Floor**

The first floor landing gives access to four double bedrooms and has a staircase giving to the second floor.

**Second Floor**

Spacious landing giving access to the bathroom and three large double bedrooms.

**Stores**

Two story store rooms located to the side of the property which could be converted into additional accommodation.

**Coach House**

Two story detached coach house proving 1500 sq ft of accommodation which could convert into an annexe subject to relevant permissions.

**Outside**

To the front of the property there is a pretty lawned garden which is pleasantly landscaped. To the rear of the property there is a large courtyard garden where car parking is available.



### Situation

Middleton Cheney is one of the larger villages in the area and is by-passed by the A422 Banbury to Brackley Road. The village is highly sought after with many facilities which include, chemist, library, bus service, village store, newsagents, post office, and a choice of public houses. The village also provides both primary and secondary schooling. More comprehensive facilities can be found in the nearby market town of Banbury including the Castle Quay Shopping Centre, and the Spiceball Leisure Centre. There is access to the M40 at Jct 11, and a mainline railway station provides a service to London Marylebone.

### Directions

Directions - From Banbury proceed in an easterly direction toward Brackley (A422). Once you have crossed the motorway roundabout follow the dual carriageway for half a mile and on reaching the next roundabout take the third exit towards Farthinghoe and Brackley. Continue for approximately one mile and turn left into the village where the property will be found on your left hand side

### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band TBC.



### Tenure

A freehold property.

### Agents Note

Planning and Listed Building Permission was granted in April 2024 for the change of use to a five bed dwelling with home office and associated outbuildings. The stable block is identified on the planning application as being a workshop, annexe and storage associated with the main dwelling. The application shows off street parking for three cars at the front, with the courtyard converted into a lawn and garden. Planning Reference 2023/8038/FULL.

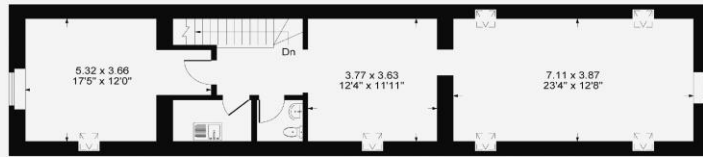
The stable block already has permission, granted in June 2022 but not implemented, to alter the building, by way of installing a minimal amount of internal walls and a new staircase, into two units for holiday accommodation. Planning Reference WNS/2022/0664/FUL.

### Viewing Arrangements

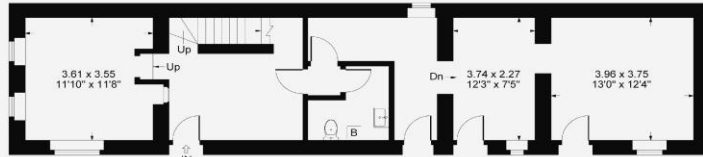
By prior arrangement with Round & Jackson or our joint agent Wild Property Consultancy 01295 983333.

**Guide Price £850,000.**





Coach House First Floor



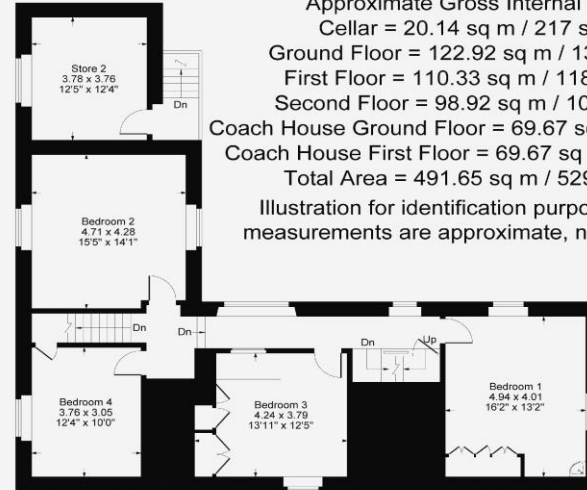
Coach House Ground Floor



Second Floor



Ground Floor



First Floor

Approximate Gross Internal Area  
 Cellar = 20.14 sq m / 217 sq ft  
 Ground Floor = 122.92 sq m / 1323 sq ft  
 First Floor = 110.33 sq m / 1188 sq ft  
 Second Floor = 98.92 sq m / 1065 sq ft  
 Coach House Ground Floor = 69.67 sq m / 750 sq ft  
 Coach House First Floor = 69.67 sq m / 750 sq ft  
 Total Area = 491.65 sq m / 5293 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



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Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T 01295 279953 E office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T 01295 720683 E office@roundandjackson.co.uk

www.roundandjackson.co.uk

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