



7 Cheney Gardens, Middleton Cheney
Banbury, Oxfordshire, OX17 2ST



ROUND & JACKSON
ESTATE AGENTS





A stunning five bedroom detached family house located within this small exclusive development on the edge of this highly regarded and well served village.

The property

7 Cheney Gardens, Middleton Cheney is a stunning family house which is pleasantly located within this sought after, small development on the edge of the village. The property is beautifully presented throughout and within recent years has been greatly improved, reconfigured and extended. On the ground floor there is an entrance hallway, a study/TV room, a large central hallway with double doors to the dual aspect sitting room and an open plan kitchen/dining/family room. There is also a utility room and a cloakroom. On the first floor there is a large landing, a superb master bedroom with a dressing room and en-suite and a guest room with an en-suite bathroom. Bedroom three also has an en-suite shower room and there are two further bedrooms and a family bathroom. To the front of the property there is a large driveway which gives access to the double garage and to the rear there is a large, private garden which is beautifully landscaped. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hall

Main entrance door to the front, large coats cupboard, door to study/TV room.

Study/TV Room

An ideal home office for those who work from home or possible TV/games room.

Hallway

A spacious central hallway with wood effect flooring, a staircase to the first floor and double doors to the kitchen/dining/family room and sitting room.

Sitting Room

A spacious dual aspect reception room with wood effect flooring, an open fireplace and double doors to the rear garden.

Kitchen/Dining/Family Room

A superb open plan room which is ideal for socialising and entertaining with ample space for lounge and dining furniture. The kitchen is fitted with modern eye level cabinets and base units and drawers with work surfaces and an inset Rangemaster sink. There is space for a range cooker with an extractor above, an integrated dishwasher and fridge, space for an American style fridge/freezer and attractive modern flooring.

Utility Room

Fitted base units and eye level cabinets, Rangemaster sink, wall mounted boiler, space and plumbing for a washing machine and tumble dryer, door to side garden.

Cloakroom

Wash hand basin and low level WC. Heated towel rail.

First Floor Landing

A spacious and light landing with a hatch and ladder to the loft space, an airing cupboard and doors to all first floor accommodation.

Master Bedroom

This superb master bedroom suite has been added within recent years. Within the bedroom there are two velux windows and there is space for a sofa or dressing table. The dressing room has ample space for wardrobes and gives access to a modern en-suite shower room.

Guest Bedroom

A double bedroom with a window to the rear, built in wardrobes and an en-suite bathroom.

Bedroom Three

A double room with an en-suite shower room.



Bedroom Four

A double room with a built in cupboard.

Bedroom Five

A good sized room with a window to the front.

Family Bathroom

Fitted with a smart modern suite comprising a curved shower bath, a wash hand basin with vanity unit and a low level WC. Attractive tiling and a window to the front.

Outside

To the front of the property there is a large driveway which provides parking for several vehicles and gives access to the double garage. To the rear there is a large, private garden which is south facing and beautifully landscaped. There is a paved patio adjoining the house, a large lawn with well stocked flower and plant borders and a further patio in the rear corner. There is further area of garden behind the garage which currently houses a shed and has access to the garage, utility room and the rear garden.

Garage

A double garage with an electric door to the front and a personal door to the side garden. The garage is freshly painted and the floor has an epoxy resin covering. Window to the rear, radiator.

Guide Price £699,950



Situation

Middleton Cheney is one of the larger villages in the area and is by-passed by the A422 Banbury to Brackley Road. Facilities within the village 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

From Banbury proceed in an easterly direction toward Brackley (A422). Once you have crossed the motorway roundabout follow the dual carriageway for one mile and on reaching the next roundabout bear left. Continue to the next roundabout and take the third exit into Chacombe Road. Cheney Gardens will be seen immediately on your right where number 7 will be found on your left.

Services

All mains services connected.

Local Authority

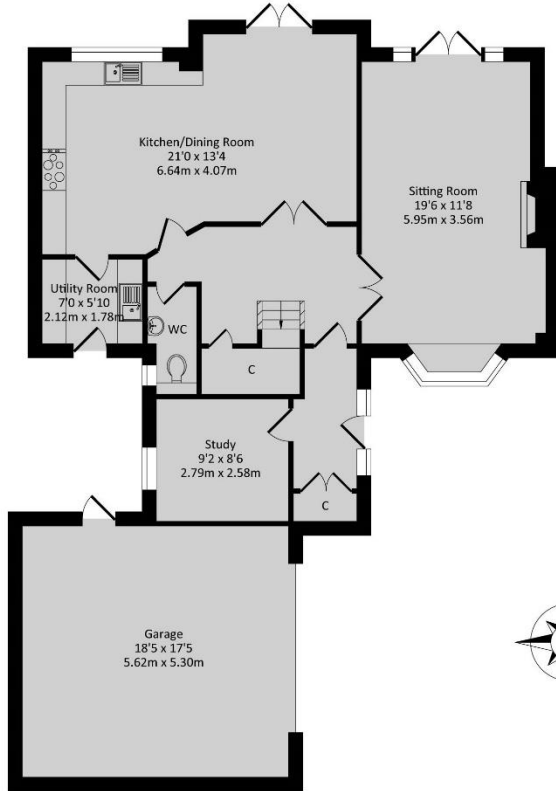
South Northants Council. Tax band F.

Viewing Arrangements

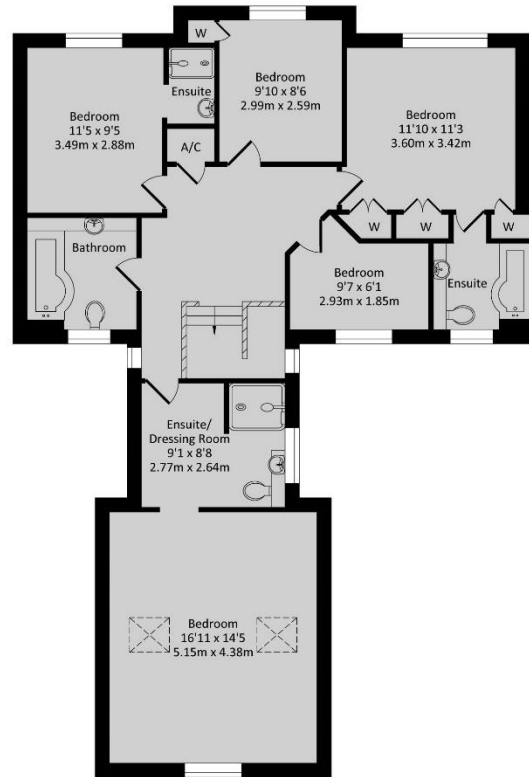
By prior arrangement with Round & Jackson.



Ground Floor
Approx. Floor
Area 1197 Sq.Ft.
(111.2 Sq.M.)



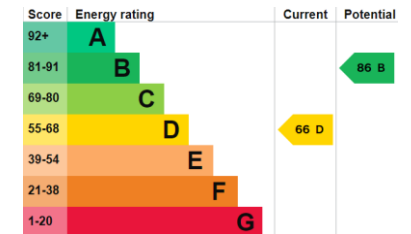
First Floor
Approx. Floor
Area 1062 Sq.Ft.
(98.9 Sq.M.)



Total Approx. Floor Area 2259 Sq.Ft. (210.1 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



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