



55 Millers Way
Middleton Cheney



ROUND & JACKSON
ESTATE AGENTS



55 Millers Way, Middleton Cheney

Banbury, Oxon, OX17 2GB

£318,500

A very spacious and beautifully presented modern home with a large kitchen/dining room and a private rear garden pleasantly located within a sought after development on the edge of this well served and sought after village.

The Property

55 Millers Way, Middleton Cheney is a very spacious and beautifully presented modern home which is pleasantly located within this modern, established development. On the ground floor there is a large entrance hallway, a cloakroom, a sitting room and an open plan kitchen/dining room with double doors onto the rear garden. On the first floor there is a landing, two large double bedrooms and a modern family bathroom. Outside there is a private landscaped garden to the rear and to the side there is a tarmac driveway.

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

Entrance Hallway

A spacious hall with tiled flooring, stairs to the first floor and doors to the cloakroom, sitting room and kitchen/dining room.

Cloakroom

Wash hand basin and W.C.

Sitting Room

A pleasant reception room with a window to the front.

Kitchen/Dining Room

A large open plan room with tiled flooring, double doors to the rear garden and ample space for a table and chairs. The kitchen is fitted with modern slab fronted eye level cabinets and base units and drawers with work surfaces over. Inset sink and drainer, five ring hob with extractor over, single oven, fridge/freezer, dishwasher and washing machine.

First Floor Landing

Hatch to loft space and doors to all first floor accommodation.

Bedroom One

A very large double room with a built in wardrobe and two windows to the front.

Bedroom Two

A large double room with a window to the rear.

Bathroom

Fitted with a modern suite comprising a panelled bath with shower over, a wash hand basin and W.C. Window to rear.



Outside

To the front of the property there is a small garden area with a path to the front door and to the side there is a tarmac driveway which provides off road parking. To the rear there is a large and private garden which is beautifully landscaped and predominantly laid to lawn. There is a decked seating area, flower and plant borders and gated access to the driveway.

Directions

From Banbury Cross head north towards Southam, on reaching the Tesco's roundabout take the third exit right towards the M40. Continue ahead at the next two roundabouts and on reaching the M40 roundabout take the third exit towards Middleton Cheney. Follow the dual carriageway for around one mile and on reaching the next roundabout take the first exit left onto the B4525. After half a mile and before reaching the petrol station turn right into Millers Way. Continue until the T-junction and turn right where the property will be found on your left hand side after a short distance.

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 doctors surgery, chemist, three churches, 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.

Services

All mains services connected.

Local Authority

South Northants Council. Council Tax Band C.

Viewing Arrangements

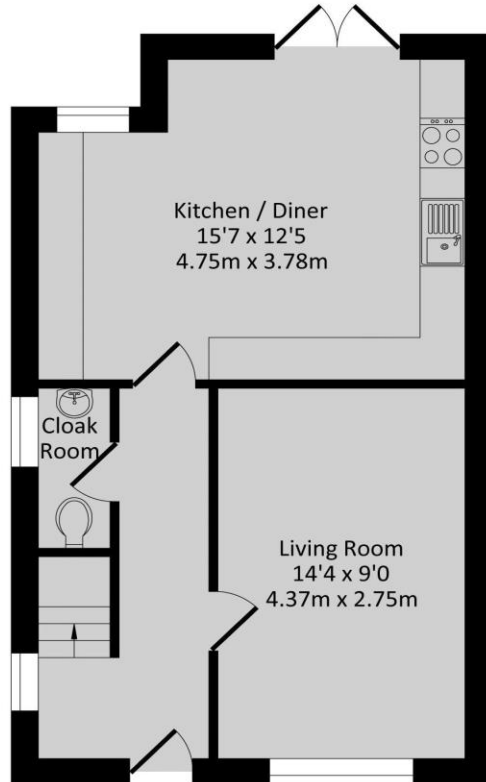
By prior appointment with Round & Jackson

Tenure

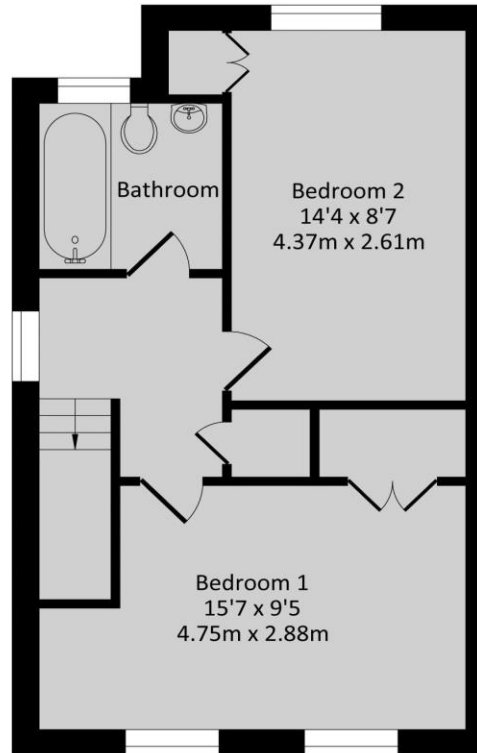
A Freehold Property.



Ground Floor
Approx. Floor Area 408 Sq.Ft.
(37.95 Sq.M.)



First Floor
Approx. Floor Area 408 Sq.Ft.
(37.95 Sq.M.)



Total Approx. Floor Area 816 Sq.Ft. (75.9 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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 91 B |
| 69-80 | C | 78 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Property Misdescriptions Act 1991: The Agents have 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.