



3 Draysons Close, Middleton Cheney  
Banbury, Oxfordshire, OX17 2FF



ROUND & JACKSON  
ESTATE AGENTS





A greatly extended five bedroom detached family house with extensive and beautifully presented accommodation, a double garage and a large landscaped garden located within this highly regarded and well served village.

- Beautifully presented family house
- Highly regarded development
- Excellent open plan living accommodation
- Five Bedrooms, Three Bathrooms
- Double garage, driveway parking
- Beautifully landscaped gardens
- Superb modern kitchen/breakfast room
- High quality fittings and presentation

Asking Price - £650,000

#### The property

3 Draysons Close, Middleton Cheney is a superb family house which is pleasantly located on the edge of this sought after development within this very well served and highly regarded village. The property has been extended and reconfigured on the ground floor to create fantastic open plan living accommodation which is finished and presented to a high standard. The ground floor, which has underfloor heating throughout, comprises a large entrance hallway, a cloakroom, a beautifully fitted kitchen/breakfast room which opens on to the dining/family room with sliding doors to the garden. The sitting room also opens on to the dining/family room and has a window to the front. On the first floor there is an impressive master bedroom with large en-suite, two further double bedrooms and a family bathroom. On the second floor there are two further double bedrooms and a modern shower room. To the front there is a landscaped garden area with a path to the front door and to the side there is a driveway and double garage. To the rear there is a large garden which is beautifully landscaped with a large lawn, well stocked flower and plant borders, a covered seating area and patio. We have prepared a floorplan to show the rooms sizes and layout. Some of the main features include:

#### Entrance Hallway

A spacious hallway with tiled flooring, stairs to the first floor and an internal feature window to the dining/family room.

#### Cloakroom

Wash hand basin and W.C.

#### Sitting Room

A large and light reception room with ample space for furniture, a window to the front and a large opening to the dining/family room.

#### Kitchen/Breakfast Room

The kitchen/breakfast room is a particular feature of the property. Well fitted with a range of eye and base level units and large central island with quartz work surface. Integral appliances include a fridge freezer, microwave, washing machine and dishwasher. There is an oven and microwave and a four ring hob. The kitchen opens onto the dining/family room to the rear which is ideal for entertaining.

#### Dining/Family Room

A superb open plan room with a part vaulted ceiling and a roof lantern, tiled flooring, ample space for a range of furniture and sliding doors opening directly to the rear garden.

#### Master Bedroom

A large double bedroom with a window to the front and a large en-suite shower room.

#### Bedroom Two

A double room with a window to the rear.

#### Bedroom Three

A double room with a window to the front.



#### Family Bathroom

Fitted with a high quality modern suite and tiling.

#### Bedroom Four

Located on the second floor, a double room with a window to the rear.

#### Bedroom Five

Located on the second floor, a double room with a window to the rear.

#### Shower Room

Modern suite comprising single shower cubicle, WC and wash hand basin.

#### Outside

To the front of the property there are deep filled perennial borders to either side of a pathway leading to the front door. The parking and double garage are located to the side. The rear garden has been carefully planned and landscaped to create secluded seating area with a pergola and private spaces to enjoy the sunlight throughout the day. There are deep filled borders with a range of established planting which include topiary, ferns and hydrangea. The main garden is laid to lawn with a sun terrace and further shingled seating area, ideal for entertaining.

#### Garage

A double garage with power and light connected and a boarded loft space.

#### 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.

#### 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 and then take your first left into Draysons Close where the property will be found on the left hand corner.

#### Services

All mains services connected.

#### Tenure

A freehold property

#### Local Authority

South Northants Council. Council Tax Band F.

#### Viewing Arrangements

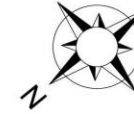
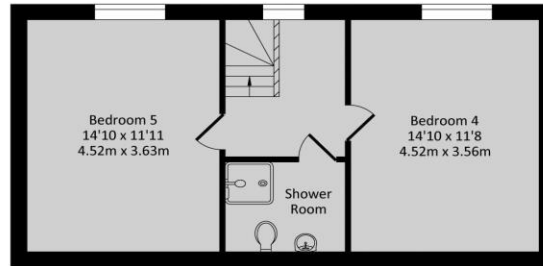
By prior appointment with Round & Jackson.

#### Local Authority

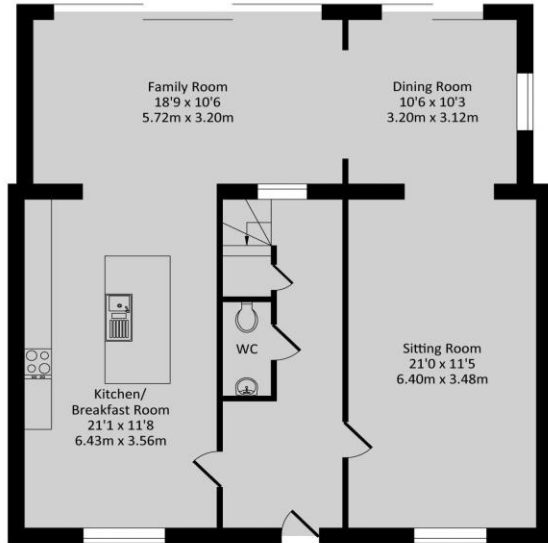
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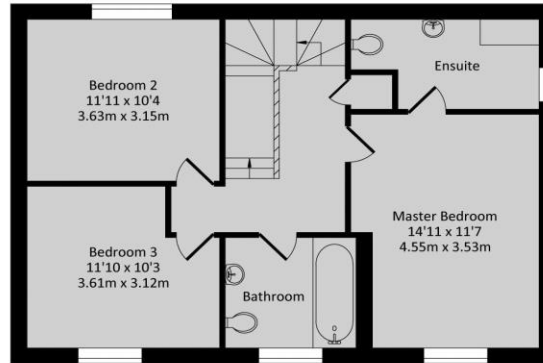
Second Floor  
Approx. Floor  
Area 461 Sq.Ft.  
(42.80 Sq.M.)



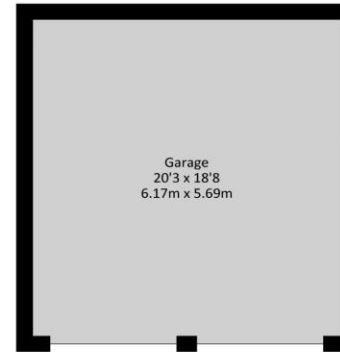
Ground Floor  
Approx. Floor  
Area 1032 Sq.Ft.  
(95.90 Sq.M.)



First Floor  
Approx. Floor  
Area 651 Sq.Ft.  
(60.50 Sq.M.)



Garage  
Approx. Floor  
Area 382 Sq.Ft.  
(35.50 Sq.M.)



**Total Approx. Floor Area 2526 Sq.Ft. (234.70 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		86   B
69-80	C	80   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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