



96 Bull Baulk, Middleton Cheney  
Banbury, Oxon, OX17 2SR



ROUND & JACKSON  
ESTATE AGENTS









A greatly extended and beautifully presented four bedroom detached family home located at the end of a popular cul-de-sac within this well served village.

#### The property

96 Bull Baulk, Middleton Cheney is a spacious and beautifully presented family house which is located in a popular residential neighbourhood and close to a wide range of amenities. The property has been extended to the rear to create a large kitchen/breakfast room and a dining room and the attic has been converted into a superb master bedroom with a dressing area and en-suite. On the ground floor there is an entrance hallway, a cloakroom, a sitting room with double doors to the dining room, a modern kitchen/breakfast room and a utility room. On the first floor there is a landing with stairs to the second floor and a useful study area, two double bedrooms, a large single room and a modern family bathroom. On the second floor there is superb master bedroom suite with a dressing area and a modern en-suite shower room. To the front of the property there is a driveway with parking for two cars and a single garage and to the rear there is a lawned garden with a paved patio adjoining the house.

#### Entrance Hallway

Tiled flooring, stairs to first floor and doors to the cloakroom, sitting room and kitchen/breakfast room.

#### Cloakroom

Wash hand basin and W.C.

#### Sitting Room

Wooden flooring, box window to the front and double doors to the dining room.

#### Dining Room

Forming part of the rear extension with a vaulted ceiling, Velux windows, wooden flooring, a door to the kitchen/breakfast room and double doors to the garden.

#### Kitchen/Breakfast Room

Also forming part of the rear extension, a large modern kitchen with shaker style wood fronted wall cabinets and base units and drawers with work surfaces over and an inset one and a half bowl sink and drainer. There is a range cooker with extraction hood over, a breakfast bar, tiled flooring and an arched doorway to the utility room.

#### Utility Room

Fitted cabinets and work surfaces, space for a fridge/freezer and washing machine. Door to side.

#### First Floor Landing

Stairs to second floor, useful study area and doors to all first floor accommodation.

#### Bedroom Two

A double room with a window to the rear.

#### Bedroom Three

A double room with a window to the rear.

#### Bedroom Four

A good sized single room with a window to the front.

#### Family Bathroom

Fitted with a modern suite comprising a roll top bath with mixer taps and shower attachment, a wash hand basin and W.C. Attractive tiling, heated towel rail and a window to the side.

#### Second Floor Master Bedroom Suite

A superb and spacious room with a dressing area and built in wardrobes, two windows to the rear and useful eaves storage running the length of the room. The en-suite is fitted with a modern suite and has travertine tiling and a window to the rear.





### Outside

To the front of the property there is a block paved double driveway, a single garage and a large lawn with flower and plant borders. To the rear there is an enclosed lawned garden with a paved patio adjoining the house and there also a side access.

### Garage

A single garage with power and light connected, an up and over door to the front and a door to the rear.

### 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 a 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.

**Asking Price - £399,950**



### Directions

From Banbury proceed in an easterly direction toward Brackley (A422). Once you've crossed the motorway roundabout follow the dual carriageway for half a mile and on reaching the next roundabout go straight over ( 2nd exit ) towards Middleton Cheney. On entering the village turn left at the Dolphin public house and continue along this road passing the shops and then take your next right turn into Bull Balk. Continue to the end of the street and follow the numbering system around to the right where the property will be found on your right after a short distance.

### Services

All mains services connected.

### Local Authority

West Northamptonshire District Council. Tax band E.

### Viewing Arrangements

By prior arrangement with Round & Jackson.

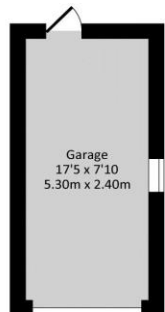
### Tenure

A freehold property.

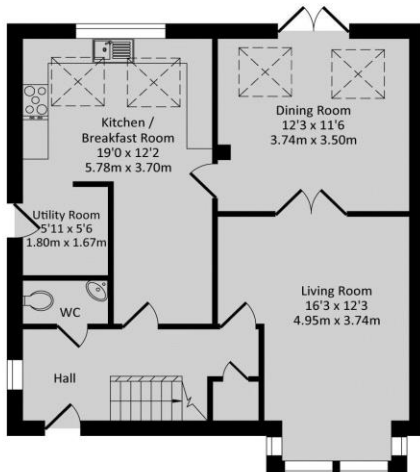




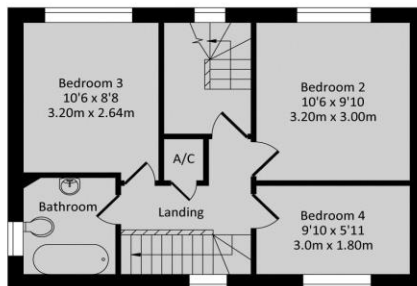
**Garage**  
Approx. Floor  
Area 137 Sq.Ft.  
(12.7 Sq.M.)



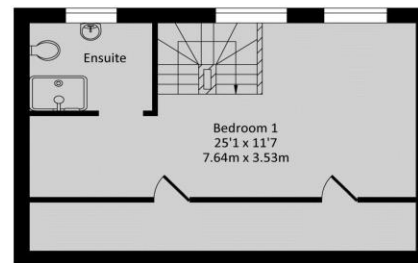
**Ground Floor**  
Approx. Floor  
Area 622 Sq.Ft.  
(57.8 Sq.M.)



**First Floor**  
Approx. Floor  
Area 390 Sq.Ft.  
(36.25 Sq.M.)



**Second Floor**  
Approx. Floor  
Area 350 Sq.Ft.  
(32.55 Sq.M.)



**Total Approx. Floor Area 1499 Sq.Ft. (139.3 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		84 B
69-80	C	72 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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