



2 Yew Tree Close
Middleton Cheney


Anker

2 Yew Tree Close Middleton Cheney, Oxfordshire, OX17 2SU

Approximate distances

Banbury 3 miles

Junction 11 (M40 motorway) 2 miles

Oxford 23 miles

Northampton 20 miles

Stratford upon Avon 25 miles

M1 (junction 15a) 20 miles

Banbury railway station 4 miles

Banbury to London Marylebone by rail approx. 55 mins

Banbury to Birmingham by rail approx. 50 mins

Banbury to Oxford by rail approx. 17 mins

A LARGER THAN AVERAGE LINK DETACHED HOUSE ON A GENEROUS PLOT IN A PLEASANT NO THROUGH ROAD FORMING PART OF THIS EXCEPTIONALLY WELL SERVED VILLAGE.

Hall, cloakroom, sitting room, dining room, conservatory, re-fitted kitchen, very large master bedroom (designed to be two rooms), en-suite shower room, two further bedrooms, re-fitted bathroom, gas ch via rads, double glazing, off road parking, garage, garden.

£325,000 FREEHOLD





Directions

From Banbury proceed in an Easterly direction toward Brackley (A422). At the top of Blacklocks Hill turn left toward Northampton and having passed the petrol station turn right at the mini roundabout into Middleton Cheney. Travel along Chacombe Road and turn left into Bull Baulk after approximately 400 yards. Yew Tree Close will be found towards the end of the road on the right. The property will be found immediately on the right and can be recognised by our "For Sale" board.

Situation

MIDDLETON CHENEY lies approximately three miles east of Banbury and 2 miles east of Junction 11 of the M40. There are railway stations with lines to London at the larger station of Banbury on the Eastern outskirts and Kings Sutton. Within the village amenities include primary and secondary schooling, nursery and pre-school, library, mini supermarket, dispensing chemist, post office and shops, bus service, two public houses and parish church.

The Property

2 YEW TREE CLOSE is a very spacious modern link detached brick built house in a pleasant no through road. It is conveniently located for many amenities within the village including highly regarded schools for all ages. The accommodation includes two generously proportioned reception rooms and a substantial conservatory added to the rear. The kitchen has been re-fitted with modern beech effect units and leads conveniently to a utility area forming part of the garage via a personal door. The house was originally designed to be a four bed and now has three double bedrooms including the main bedroom which would have been two and is therefore particularly spacious with a dressing area with double built-in and wardrobe and an en-suite shower room. There are two further double bedrooms and a re-fitted bathroom with a white suite. There is gas central heating via radiators and double glazing.

Externally there is a block paved driveway providing off road parking to the front as well as a single garage. To the rear there is a low maintenance garden.

A floorplan has been prepared to show the room sizes and layout of the property as detailed below. Some of the main features are as follows:

* A much larger than average three bedroomed detached house located in a pleasant cul de sac including a small green.

* Located within one of the area's most sought after villages with schools for all ages and a wealth of other amenities.

* Extensive ground floor accommodation including a conservatory to the rear.

* Ground floor cloakroom with a white suite.

* Sitting room with window to front, laminate wood effect floor, glazed doors opening to the dining room.

* Dining room with laminate wood effect floor and sliding double glazed patio doors to the conservatory.

* Conservatory with ceramic tiled floor, half walled with French windows opening to the deck and garden, light connected.

* Re-fitted kitchen with Beech effect units incorporating a built-in stainless steel oven, gas hob and extractor, plumbing for dishwasher, wall mounted gas fired boiler, ceramic tiled floor, window to rear, personal door to the utility area forming part of the garage.

* Very large main bedroom with a dressing area including double built-in wardrobe, two windows to the front and a door to the en-suite shower room.

* En-suite shower room fitted with a white suite comprising tiled shower cubicle with power shower, wash hand basin and WC, radiator, window and fully tiled walls.

* Two further double bedrooms.

* Re-fitted bathroom with a white suite comprising panelled bath with mixer taps, power shower and fully tiled surround, wash hand basin and WC, window, radiator, fully tiled walls.

* Gas central heating via radiators and double glazing.

* A shared access leads to a paved and gravelled driveway providing off road parking leading via an up and over door to the single garage which has power and light connected, window to rear, plumbing for washing machine, personal door to the kitchen, door to storage area at the front.

* Low maintenance rear garden with a large deck and shed.

Services

All mains services are connected. The wall mounted gas fired boiler is located in the kitchen.

Local Authority

South Northants District Council. Council tax band E.

Viewing

A copy of the full Energy Performance Certificate is available on request.

Agents Note

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description herein is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

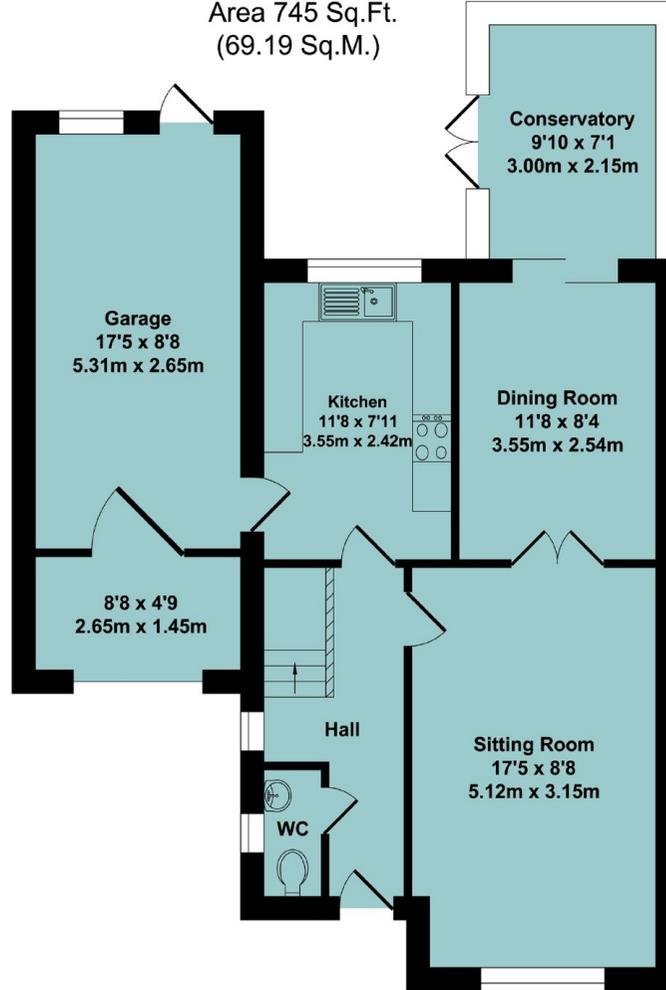
Survey & Valuation

Should you decide to purchase elsewhere in the Banbury area (via another Estate Agent) do please bear in mind that our Partner Robert Moore is a Chartered Surveyor and he is able to undertake Building Surveys, Home Buyer Reports and Valuations for all purposes. Discounted fee terms are available when simultaneous mortgage valuation work is carried out.

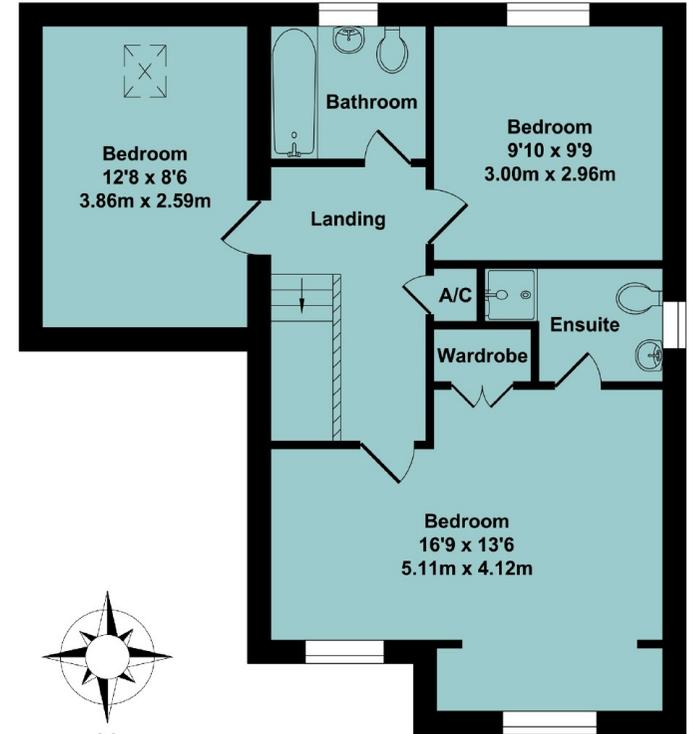
EPC

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Ground Floor
Approx. Floor Area 745 Sq.Ft. (69.19 Sq.M.)



First Floor
Approx. Floor Area 579 Sq.Ft. (53.81 Sq.M.)



Total Approx. Floor Area 1324 Sq.Ft. (123.00 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	83		80
65		59	

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has 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.