

Agents Note

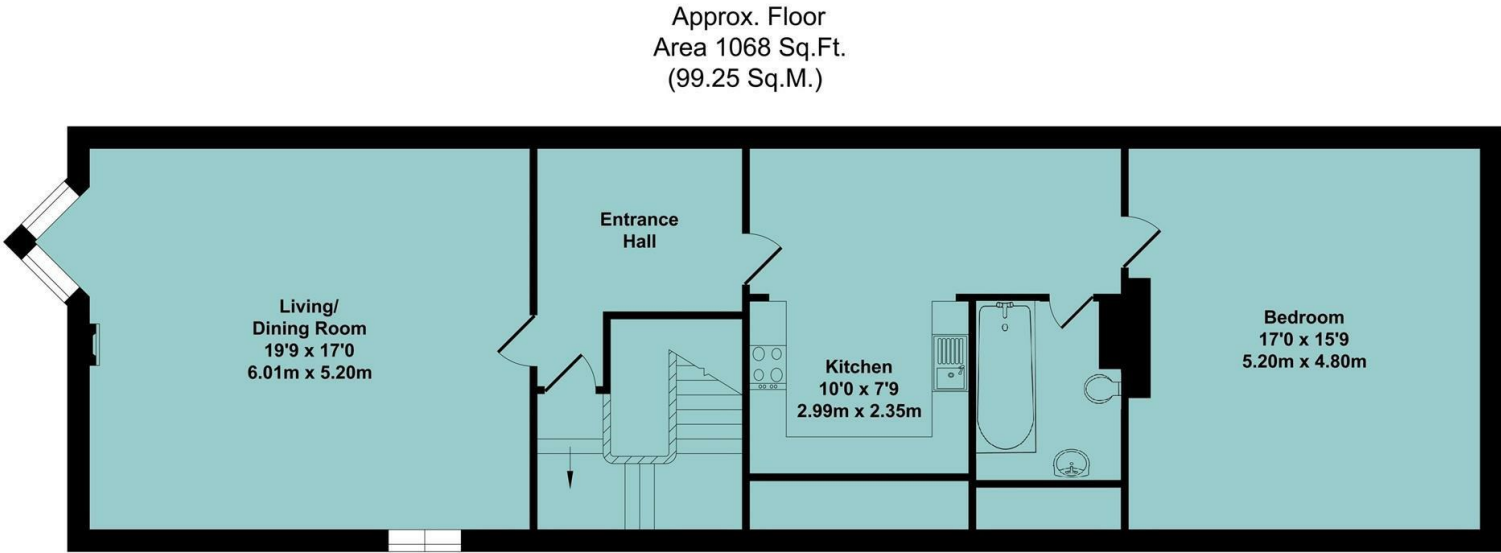
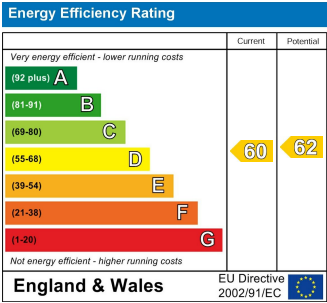
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description 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.

Referral fees

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



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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.



7 Meadow Drive
Middleton Cheney



7 Meadow Drive, Middleton Cheney, Oxfordshire, OX17 2PT

Approximate distances
Banbury 3 miles
Brackley 9 miles
Oxford 25 miles
Northampton 20 miles
Junction 11 (M40 motorway) 1.5 miles
Banbury to London Marylebone by rail 55 mins approx.
Banbury to Oxford by rail 17 mins approx.
Banbury to Birmingham by rail 50 mins approx.

A UNIQUE AND EXTREMELY SPACIOUS ONE BEDROOM APARTMENT LOCATED ON THE SECOND FLOOR OF THIS BEAUTIFUL CONVERTED MANOR HOUSE

Entrance hall, kitchen, very large living/dining room, large double bedroom, bathroom, allocated parking space and further visitor parking, access to the communal gardens. Energy rating D. No onward chain.

£220,000



Directions

From Banbury Cross proceed out of town to the M40 Junction 11. Take the dual carriageway A422 signposted Middleton Cheney. At the large roundabout take the third exit onto the bypass towards Brackley. Take the first left hand turning into Middleton Cheney and Middleton House will be found on the right hand side beyond wrought iron gates into the stone walled courtyard.

Situation

Middleton Cheney boasts a vibrant community for all dynamics. One of the largest villages in the South of the county. It has amenities not normally associated with village life. Facilities within the village include a chemist, three churches, vets surgery, library, village store, post office and popular public houses. The village hall offers a range of clubs & societies for all ages and there is schooling to cover Kindergarten right the way through to Sixth form education. A greater retail experience is located nearby in Banbury, where you will find all the top High Street outlets and "out of town" retail parks with free parking. Banbury is conveniently located having access to junction 11 of the M40 motorway and regular rail services to London Marylebone and Birmingham.

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

* Offering 1000 Sq. ft. of accommodation this exceptionally spacious apartment forms part of a stunning conversion of a Grade II Listed building within extensive communal grounds. This second floor apartment is one of only 11 individual apartments featuring original features combining open plan modern living.

* Potential to convert into a two bedroom property subject to obtaining planning permission.

* The property is accessed via an impressive communal entrance hall shared with just four other apartments.

* A spacious entrance hall with doors through to the sitting room and kitchen. The sitting room is a light and airy room with an original fire place and beams.

* A modern white shaker style kitchen, which is separate to the living space, fitted with light oak effect work surfaces with a built in dishwasher, fridge, oven, hob and extractor, with space for table and chairs.

* A white bathroom suite with a shower over the bath, shower screen, WC, wash hand basin and a heated towel rail.

* A larger than average master suite with original beams to the ceiling.

* A block paved drive to the front of the property and an allocated parking space with a landscaped area on the approach to the building.

* The communal gardens are south facing and mostly laid to lawn with seating areas there is also an Oak framed cycle store and bin store within the grounds

* 8 years left on building cover.

* No onward chain.

Leasehold

The property is held on a 999 year lease which commenced in 2020. The freehold is owned by all the apartment residents.

Local Authority

West Northants District Council. Council tax band B.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

EPC

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

Services

Water and electricity, with heating provided via a modern electric combi system.