



36 Dands Drive
Middleton Cheney



36 Dands Drive Middleton Cheney, Oxfordshire, OX17 2NN

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 BEAUTIFULLY PRESENTED THREE BED FAMILY HOME IN A CUL-DE-SAC POSITION WITHIN THIS SOUGHT AFTER VILLAGE WITH DRIVEWAY AND GARDEN.

Entrance porch, entrance hallway, ground floor WC, sitting room, kitchen/dining room, conservatory, three bedrooms, bathroom, driveway parking, rear garden, gas central heating, double glazing. Energy rating D.

£300,000 FREEHOLD





Directions

From Banbury proceed in an easterly direction toward Brackley (A422). At the top of the dual carriageway travel straight over the roundabout into Middleton Cheney. Continue into the village passing The Dolphin public house, continue straight ahead passing the primary school on the left and after a short distance Dands Drive will be found as a turning to the left. Follow the road to the end bearing left and the property will be found after approximately 100 yards on the right. A "For Sale" board has been erected for ease of identification.

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. Hot food takeaways include a Fish & Chip shop and Ming's Chinese. 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.

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:

- * A beautifully presented semi detached house in Middleton Cheney overlooking a green space.
- * Porch with laminate wood effect floor, large hall with double built-in understairs cupboard housing the gas fired combination boiler, laminate wood effect floor and door to the ground floor WC with a white suite and window.
- * Modern fittings throughout including a recently re-fitted kitchen/dining room with contemporary grey units, space for range style cooker and a large American fridge/freezer, plumbing for washing

machine, space for table and chairs, door to a built-in cupboard, door to the conservatory.

- * Sitting room with bay window to front overlooking the green.
- * Spacious conservatory with uPVC double glazed windows and French doors to the garden, laminate wood effect floor, radiator, light connected.
- * Main bedroom with a large recess ideal for wardrobes and window to front.
- * Second double bedroom with window to rear and third single bedroom with window to front.
- * Modern bathroom fitted with a white suite comprising a panelled bath, wash hand basin and WC, heated towel rail, window and tiled floor.

* Driveway providing off road parking space for two vehicles with borders and a path at the side leads via a gate to the rear garden which has recently been landscaped to extend the sandstone patio to full width beyond which there is a raised deck and lawn. It is an attractive well presented outside space ideal for entertaining and al fresco dining. There is also an outside tap.

Services

All mains services are connected. The wall mounted gas fired boiler is located in a cupboard off the hall.

Local Authority

South Northants District Council. Council tax band C.

Viewing

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

Agent's 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

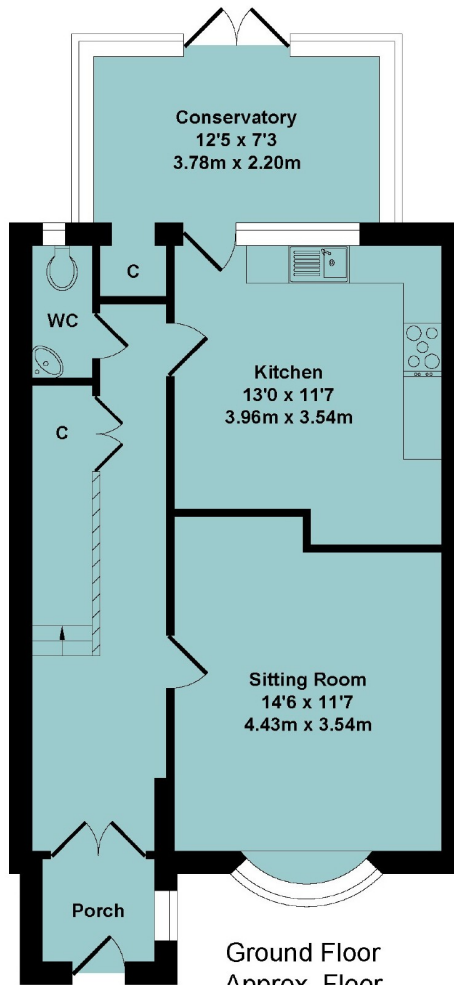
Should you decide to purchase elsewhere in the Banbury area (via another Estate Agent) do please bear in mind that our Partner Robert Moore is a Chartered Surveyor and he is able to undertake Building Surveys, Home Buyer Reports and Valuations for all purposes. Discounted fee terms are available when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

EPC

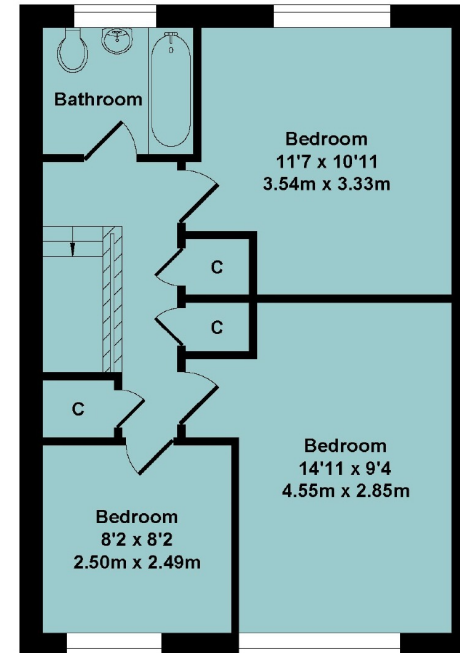
A copy of the full Energy Performance Certificate is available on request.

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 to us doing so.



Ground Floor
Approx. Floor Area 598 Sq.Ft.
(55.60 Sq.M.)

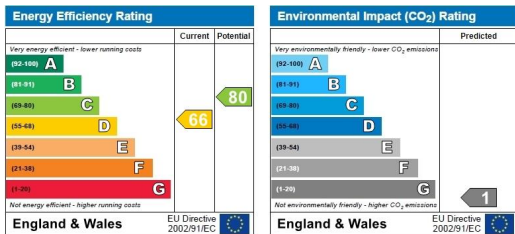


First Floor
Approx. Floor Area 468 Sq.Ft.
(43.50 Sq.M.)



Total Approx. Floor Area 1066 Sq.Ft. (99.10 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"



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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.