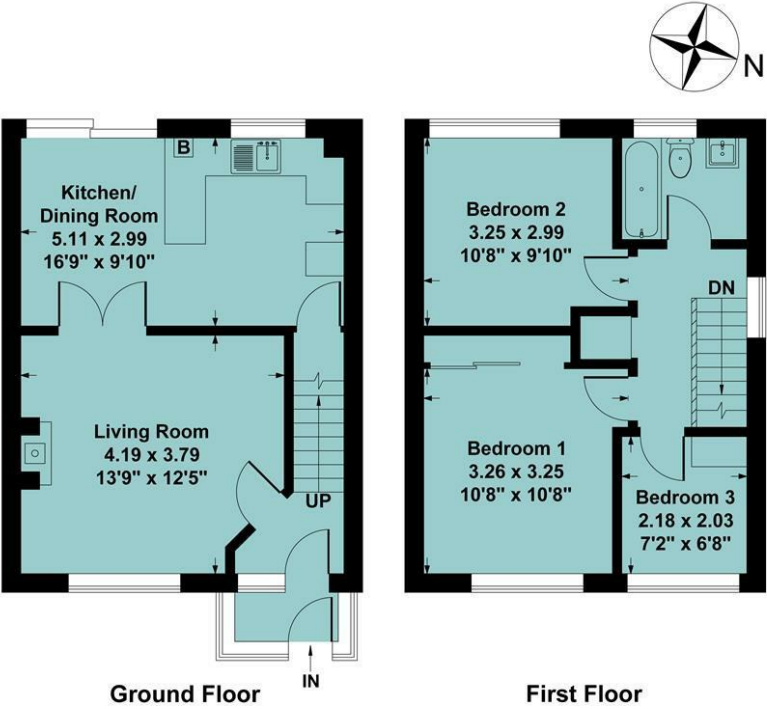
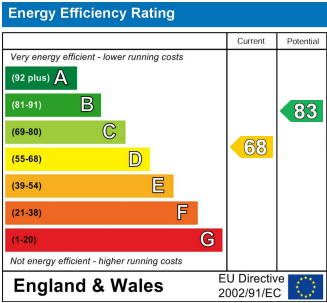


Agents Note

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.

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.



Ground Floor Approx Area = 37.40 sq m / 403 sq ft
First Floor Approx Area = 35.62 sq m / 383 sq ft
Total Area = 73.02 sq m / 786 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.
www.focuspointhomes.co.uk

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
31-32 High Street, Banbury, Oxfordshire OX16 5ER



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.



3 Longburges
Middleton Cheney



3 Longburies, Middleton Cheney,
Oxfordshire, OX17 2QD

Approximate distances
Banbury town centre 4 miles
Banbury railway station 4 miles
M40 (J11) 1.5 miles
Brackley 7.5 miles
Banbury to Oxford by rail 17 mins
Banbury to Marylebone by rail 55 mins

A DETACHED THREE BEDROOM HOME WITH A DRIVEWAY LOCATED IN THE POPULAR VILLAGE OF MIDDLETON CHENEY

Entrance porch, entrance hall, living room, kitchen/dining room, three bedrooms, bathroom, rear garden, driveway. Energy rating D.

£350,000 FREEHOLD



Directions

From Banbury proceed in an easterly direction toward Brackley. At the top of Blacklocks Hill take the third exit on the roundabout towards Brackley. After approximately a mile take the next left and turn into Middleton Cheney on Main Road and the take the next left into Washle Drive. Follow the road around and Longburies will be found as the second turning on the right hand side. The property itself can then be found after a short distance on the left and can be recognised by our "For Sale" board.

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 detached three bedroom home.
- * Planning permission has been granted (<https://wnc.planning-register.co.uk/Planning/Display/2025/0919/FULL>) for a front and side extension creating a new porch, an entrance hall, study, downstairs WC, larger kitchen/dining room and a utility room).
- * Entrance porch opening to entrance hall with stairs to first floor.
- * Spacious living room with window to front, wood burner and doors opening to the kitchen/dining room.
- * Kitchen/dining room comprising of wall and base mounted units with worktop over, space and plumbing for washing machine, space for fridge freezer, built-in sink and drainer, window overlooking the rear garden and access to understairs cupboard, ample space for table and chairs, sliding doors opening to the rear garden.

- * First floor landing with access to storage cupboard.
- * The master bedroom is a double with built-in wardrobes and window to front.
- * The second bedroom is also a double with window overlooking the rear garden.
- * Further single bedroom.
- * Modern family bathroom recently installed by the current owners comprising bath with shower over, WC, wash hand basin, heated towel rail and window.
- * The rear garden has a patio area ideal for entertaining with the remainder mostly laid to lawn. Gated side access to front.
- * At the front of the property is a long driveway and a large lawned area.

Services

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

Local Authority

West Northants District Council. Council tax band D.

Energy rating: D

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

Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.