



The Old Manse, 22 Queens Street, Middleton Cheney, Oxon
OX17 2NP £575,000 Freehold

Stanbra
Powell

Estate Agents
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Property Lettings





A characterful, versatile period property located in the heart of this sought after village.

Entrance hall | Living room | Sitting room | Kitchen/dining room | Garden room | Three first floor bedrooms | Bathroom | Second floor bedroom and dressing room /bedroom 5 (interlocking) | Mature and established private rear garden

Believed to be dated back to 1580, an individual four/five bedroom period cottage complemented by a mature and established rear garden. The property provides an abundance of charm and character.

Ground Floor

Front door leads to entrance porch.
Entrance porch: Leads to entrance hall.

Entrance hall: Stairs rising off to first floor. Double doors giving access to living room.

Living room: Feature Inglenook fireplace. Double glazed window to front aspect. Exposed beams. Double doors giving access to sitting room.

Sitting room: Dual aspect room with windows to front and rear. Exposed beams.

Door from the living room into kitchen/dining room.

Farmhouse kitchen: Bowl and a half inset sink unit and drainer. Range of wall and base units. Integrated electric hob with electric oven under, extractor fan over. Space for fridge/freezer. Space for dishwasher. Exposed stonework. Exposed beams. Feature Inglenook. Windows overlooking garden. Double doors giving access to garden room.

Garden room: Windows overlooking garden. Sliding door giving access to garden. Tiled flooring. Free space and plumbing for washing machine. Useful store cupboard.

First Floor

Landing: Exposed stonework. Airing cupboard housing gas boiler for domestic hot water and central heating. Stairs rising off to second floor leading to bedroom four.

Master bedroom: Dual aspect room with windows overlooking garden. Window to front. Window seats.

Bedroom two: Double bedroom to front aspect. Exposed beam. Exposed stonework.

Bedroom three: Double bedroom with windows overlooking garden.

Bathroom: Coloured suite comprising of panel bath with Triton shower unit over, handbasin with inset vanity unit and low level WC. Tiling to splashback areas.

Second Floor

Bedroom four: Double bedroom with window to front aspect. Door giving access to bedroom five/dressing room. Eaves storage.

Bedroom five/dressing room: Double room with window to front aspect. Access to loft.

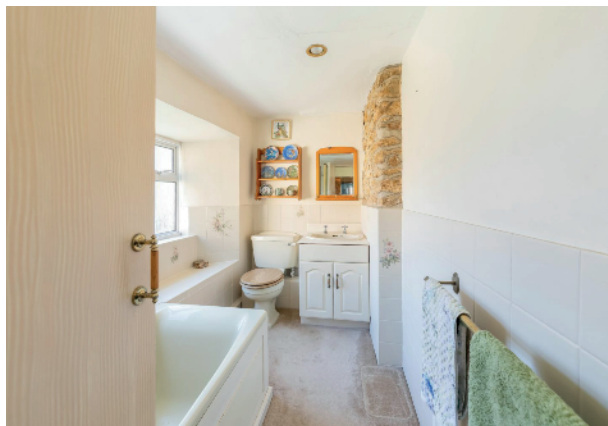
Outside

Rear garden: Mature and established, predominantly laid to lawn. Patio area. Enclosed by fencing and stone walling giving a good degree of privacy. Flowers, shrubs, trees and bushes. The garden measures approximately 55 ft in width x approximately 45 ft in length. Access front to via shared pathway.

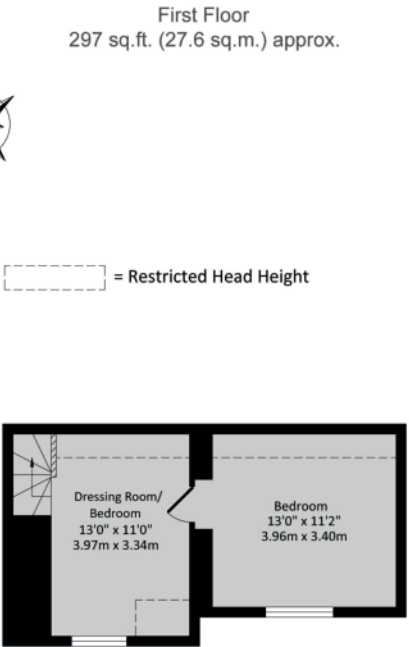
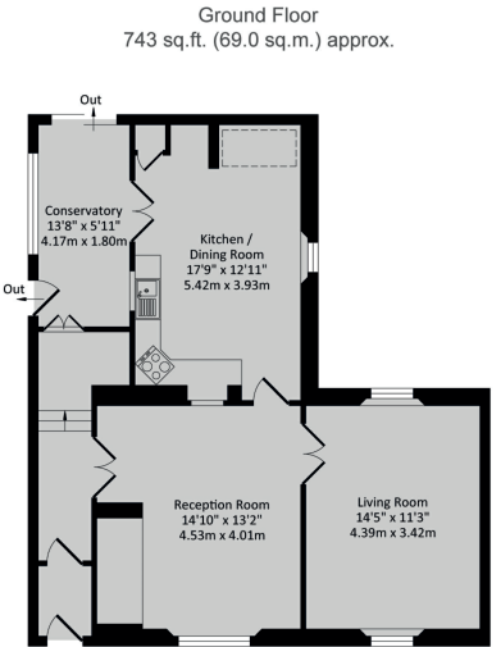
Front: Small area of flowers and shrubs. Pathway to front door.

Services: All Council Tax Banding: E
Authority: South Northants District Council





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 1618 sq.ft. (156.20 sq.m.) approx.

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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