



26 Cheney Gardens, Middleton Cheney  
Banbury, OX17 2ST





**A very well presented and expertly extended three storey detached home in a sought after location within this popular village, with two large reception rooms, four spacious bedrooms and three bathrooms.**

#### **The property**

26 Cheney Gardens is a superb detached home which has been thoughtfully extended to offer spacious accommodation over three floors. The property sits within a generous plot at the foot of the close with a pleasant rear garden, driveway and a single garage. The internal finish is of a very high quality with engineered oak flooring, granite work surfaces and beautiful decor. The ground floor comprises a spacious entrance hall, cloakroom, two spacious reception rooms and a fitted kitchen. The first floor has been extended to offer three double bedrooms, an ensuite and family bathroom. The second floor loft conversion provides a further kingsize bedroom, a shower room and dressing room.

#### **Entrance Hallway**

A very spacious hallway with engineered oak flooring, stairs to the first floor, understairs storage cupboard, double doors to dining room, door to kitchen, door to;

#### **Cloakroom**

Fitted with WC and hand basin with tiled splashbacks, tiled floor, window to the front.

#### **Dining Room**

A spacious and light room with a window to the front and a pair of glazed internal doors to the sitting room providing an open plan layout when required. Engineered oak floor and attractive ornamental fireplace.

#### **Sitting Room**

A lovely large room having been extended to the rear and featuring two sets of patio doors to the garden. Engineered oak floor and a modern fireplace with a gas fire within, recessed lighting, door to;

#### **Kitchen**

Re-fitted with a range of high quality cabinets with a light oak effect finish and granite worktops, a one and half bowl stainless steel sink and drainer unit and neutral tiled splashbacks. Fully integrated appliances include a double electric oven, gas hob and extractor unit, fridge freezer, wine fridge, dishwasher, washing machine and tumble drier. Breakfast bar area providing casual dining space. Tiled flooring with underfloor heating, door to side, window looking out to the rear garden.



#### **First Floor Landing**

Stairs rising to the second floor, window to the front, airing cupboard, doors to;

#### **Bedroom One**

A spacious kingsize bedroom with a window to the front, oak laminate flooring, fitted wardrobes, recessed lighting, door to;

#### **En-Suite**

Fitted with a walk-in shower, WC and hand basin, tiled floor with under floor heating and tiled splashbacks, heated towel radiator, window to side.

#### **Family Bathroom**

Fitted with a white suite comprising a walk-in shower and separate bath, WC and wash hand basin, tiled floor with under floor heating, tiled splashbacks, heated towel radiator, window to side, recessed lighting.

#### **Bedroom Two**

A very large bedroom which has been extended to the rear with window overlooking the garden. Oak laminate flooring, fitted wardrobes, recessed lighting



#### Bedroom Three

A double bedroom with extensive full height fitted wardrobes, oak laminate flooring, window to the rear.

#### Second Floor Landing

Doors to;

#### Bedroom Four

A kingsize bedroom with window to the side, a velux style roof light, eaves storage and a cleverly designed dressing room providing hanging space and shelves for clothes storage, radiator, velux style window to front.

#### Situation

Middleton Cheney is a very sought after and well served village and is one of the larger villages in the area which is by-passed by the A422 Banbury to Brackley Road. Facilities within the village include doctors surgery, chemist, library, bus service, village store, newsagents, post office, and a choice of public houses. The village also provides both primary and secondary schooling. More comprehensive facilities can be found in the nearby market town of Banbury including the Castle Quay Shopping Centre, and the Spiceball Leisure Centre. There is access to the M40 at Jct 11, and a mainline railway station provides a service to London Marylebone.

#### Directions

From Banbury proceed in an easterly direction toward Brackley (A422). Once you have crossed the motorway roundabout follow the dual carriageway for one mile and on reaching the next roundabout bear left. Continue to the next roundabout and take the third exit into Chacombe Road. Cheney Gardens will be seen immediately on your right where number 10 can be found on the right hand side.

#### Services

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

#### Local Authority

South Northants Council. Tax band E.

#### Viewing Arrangements

By prior arrangement with Round & Jackson.

#### Tenure

A freehold property.

**Asking Price £525,000**

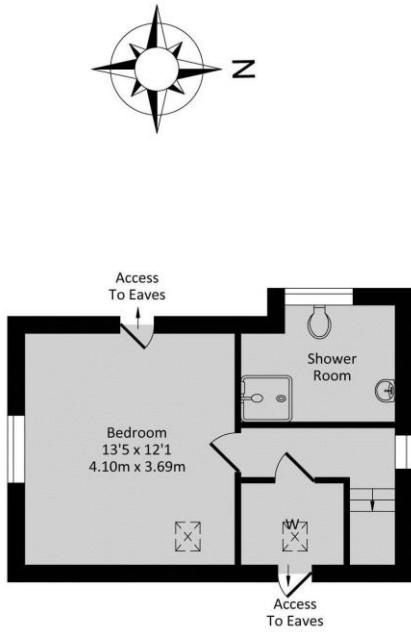
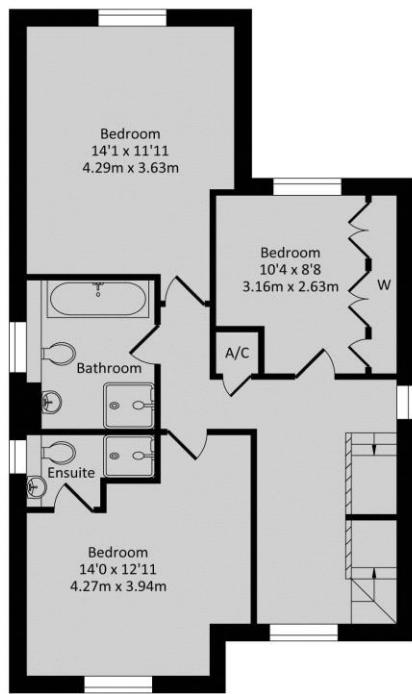
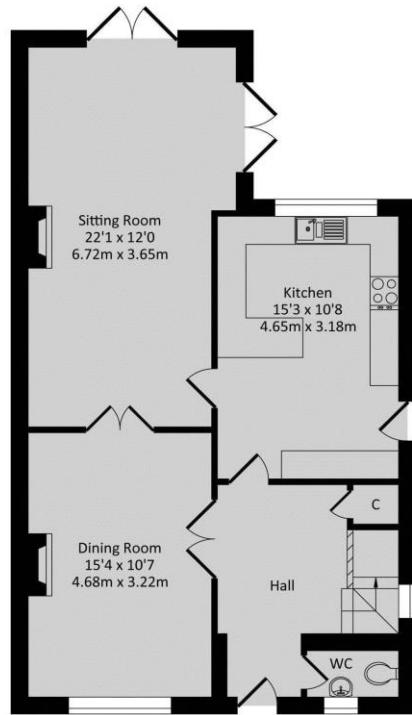
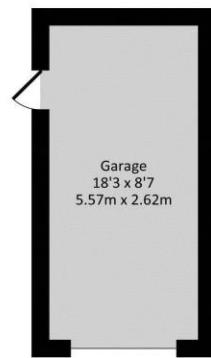


Garage  
Approx. Floor  
Area 157 Sq.Ft.  
(14.60 Sq.M.)

Ground Floor  
Approx. Floor  
Area 713 Sq.Ft.  
(66.20 Sq.M.)

First Floor  
Approx. Floor  
Area 680 Sq.Ft.  
(63.20 Sq.M.)

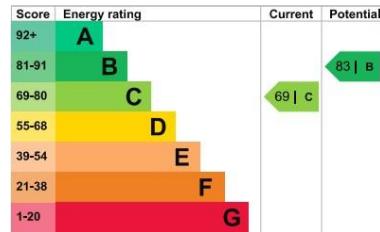
Second Floor  
Approx. Floor  
Area 297 Sq.Ft.  
(27.60 Sq.M.)



**Total Approx. Floor Area 1847 Sq.Ft. (171.60 Sq.M.)**

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

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 no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



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Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: [office@roundandjackson.co.uk](mailto:office@roundandjackson.co.uk)

Bloxham – High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: [office@roundandjackson.co.uk](mailto:office@roundandjackson.co.uk)

[www.roundandjackson.co.uk](http://www.roundandjackson.co.uk)



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