



Period meets contemporary in glorious gardens

The Gables, Middleton Cheney, Oxfordshire

Three reception rooms, study, kitchen/breakfast room, utility room • Five bedrooms, two bathrooms • Enclosed landscaped gardens, paved entertaining areas • Off road parking. Garden stores

Local information

Middleton Cheney, bordering Northamptonshire and Oxfordshire, is a bustling village with an agricultural background of 17th Century origins. The village is well serviced by amenities including a variety of shops, two public houses, a post office and pharmacy, a local primary (Middleton Cheney Primary Academy) and secondary school (Chenderit School) as well as an active village hall with an array of clubs and societies.

More extensive facilities can be found in the market town of Banbury or further afield in Oxford and Milton Keynes for a wider variety of cultural and leisure facilities. Communication links are excellent with the M40 Junction 11 (Banbury) only 3.5 miles away and easy access on to the A43 for the M1. Mainline train services run from Banbury to London (Marylebone) from 55 minutes at peak times.

Local preparatory schools include The Carrdus at Overthorpe (approximately 1 mile), Winchester House (Brackley) and Beachborough School (Wesbury). Public schools at Tudor Hall (girls) and Bloxham (co-ed), in addition to Warwick public school (boys) and Kings High school (girls).

Sporting activities in the area include golf at Cherwell Edge (Middleton Cheney) and Tadmarton; horse racing at Stratford-upon-Avon and Warwick; motor racing at

Silverstone; Soho Farmhouse private members club at Great Tew; polo at Kirtlington and Cirencester; Bannatyne's Health Club in Bodicote; world renowned shopping at Bicester Village; Blenheim Palace at Woodstock and theatres in Chipping Norton, Oxford and Stratford upon Avon.

About this property

Wonderful detached village house of late 17th century origins with later additions. This Grade II listed house, of local Hornton stone construction, lies in the heart of the thriving village of Middleton Cheney.

The current owners have undertaken an extensive, sympathetic restoration programme, carefully combining the old with the new, allowing the 21st Century to work cleverly with the rich, period design and features, synonymous with a house of this age. Period features include open fireplaces, exposed timbers, mullion windows, window seats, deep skirting and external stone detailing. Particular attention to detail has been paid to the fitting of good quality light fittings, switches and radiators as well as a new heating system and boiler and the edition of new windows and bathrooms.

Upon entering the house, you are greeted by a spacious dining hall perfect for entertaining. Extensive kitchen/breakfast room with pantry and utility room is certainly the hub of the house. Bespoke deVol fitted kitchen has been thoughtfully designed with





two oven electric Aga, integrated electric hob and oven, quartz composite work surfaces and island all making this a welcoming and sociable space. The study connected to the kitchen is ideal for working from home, but could also make a suitable playroom for children within the watchful eye of their parents in the kitchen. The drawing room is an excellent location to entertain in a more formal setting. There is a lovely cosy sitting room, ideal for winter evening. To the rear and access off the garden is a useful boot room making it ideal for cleaning muddy dogs.

Stairs lead to the principal bedroom with generous built in wardrobes and en suite shower room, two further bedrooms and family bathroom. The second floor includes a generous guest bedroom, further bathroom and bedroom.

Outside, time and care has been put into the beautifully landscaped gardens which are part of the National Garden Scheme. Improvements include hard landscaping and terracing, box parterre, wooden pergola with vine and rose, espalier apple trees, gravel path flanked by lavender and lawn with herbaceous borders. There are two garden stores and a covered storage for bins with access to the front.

There is planning permission to build a home office in the garden (planning reference: S/2018/0721/FUL). Potential exists to add a conservatory to the west subject to the relevant consents.

Additional advantages include paved off road parking to the front, essential for village living and a fully enclosed, level garden.

DIRECTIONS (OX17 2NR)
From Banbury take the A422 towards Brackley. At the roundabout at the end of the dual carriageway, take the 2nd exit. Enter the village and take the 2nd left turn on to the High Street and 1st left turn and 1st right turn on to Church Lane. Follow the lane towards the church and The Gables (No 9 Church Lane) is the last house on the left just before the church.

SERVICES
Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating. BT, broadband connected subject to usual transfers.

COUNCIL TAX BAND: G

TENURE: Freehold

LOCAL AUTHORITIES
South Northamptonshire District Council – 01327 322322

FIXTURES AND FITTINGS
Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings are expressly excluded. Certain such items may be available by separate negotiation.

Details prepared and photography taken: July 2021

Viewing

Strictly by appointment with Savills









The Gables, Middleton Cheney, Oxfordshire

Gross internal area (approx) 3,230 sq ft



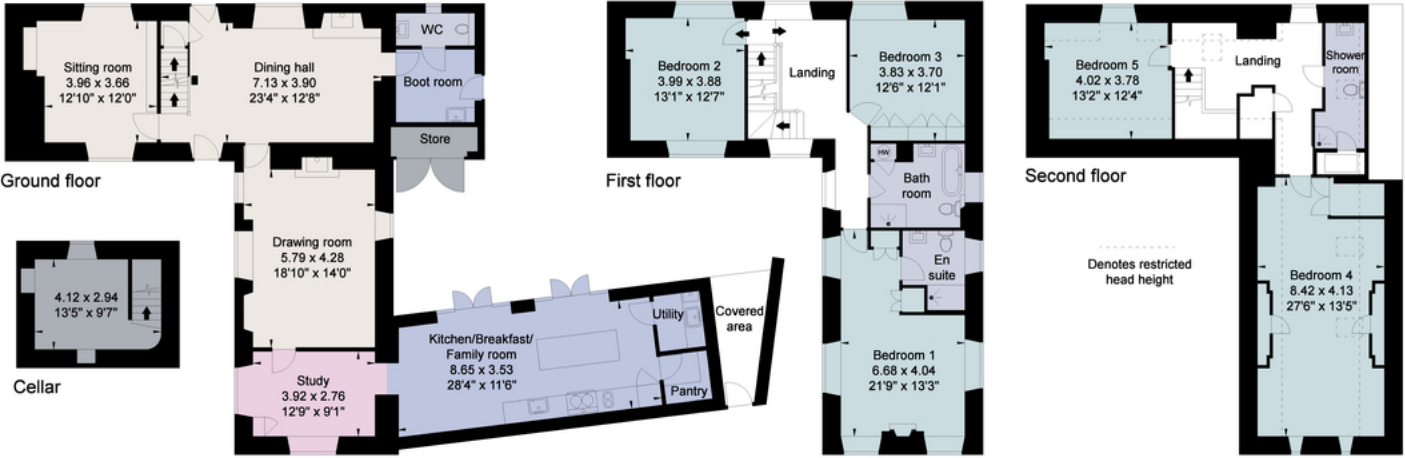
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savills.co.uk

Nick Rudge
Savills Banbury
01295 228000
nrudge@savills.com

The Gables, Middleton Cheney

Gross internal area (approx):
300 sq m (3,230 sq ft)
For identification only. Not to scale
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