



Well appointed contemporary family living

Silver Birch House, Middleton Cheney, Oxfordshire





Well appointed detached house in thriving village • Contemporary interiors • Spacious and light reception rooms • Bespoke open plan kitchen/breakfast room • Enclosed gardens • Double garage • Off road parking

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 and motor racing at Silverstone.

About this property

Silver Birch House is a spacious, detached stone property, tucked away towards the edge of Middleton Cheney village. There are four reception rooms, two of which have direct access through French doors to the garden. The hub of the house is the kitchen/breakfast room which leads into the open plan dining room.

Bifold doors lead from the kitchen/breakfast room out on to the terrace, offering fantastic outdoor entertaining space. The sitting room has a woodburning stove as its central focal point and French doors leading out on to the garden. The family room would also be ideal as a playroom or winter snug. The study has an aspect on to the garden, making it an ideal home office.

The house has been completely modernised, extended and improved by the current owners with exceptional attention to detail and in keeping with the high standard of specification already present in this individual, architect designed property.



Limestone flooring, underfloor heating and a fabulous bespoke Heaven and Stubbs kitchen with marble work surfaces, Quooker hot tap, integrated dishwasher, two fridges, two freezers and range oven with 6 ring gas hob are some of the impressive features in this lovely home.

On the first floor there is a spacious seating area with an aspect out to the front of the property, ideal as a reading nook. The principal bedroom suite has extensive built in wardrobes & furniture including a pretty window seat and a luxurious en suite shower room with bespoke Heaven and Stubbs built in cabinets and double sinks. There are four further double bedrooms, two additional en suite bathrooms and a large family bathroom with roll top bathtub and separate shower.

Externally there is an integral double garage and paved parking area for a number of cars. The attractive gardens are landscaped and fully enclosed, partly laid to lawn with flowering beds and borders, box and hornbeam hedging. In addition there are various seating areas for al fresco entertaining.

DIRECTIONS (OX17 2LT)

From Banbury take the A422 towards Brackley. On entering the village of Middleton Cheney continue passed the shops and the school. Continue passed the green on your left, until you reach the wooden bus shelter and red letterbox on your left. Turn left just after the red letterbox on to the shared driveway and Silver Birch House (number 48C) is the last house at the end.

SERVICES

Mains water, electricity, gas and drainage are connected to the property. BT, broadband connected subject to usual transfers.

COUNCIL TAX BAND: G

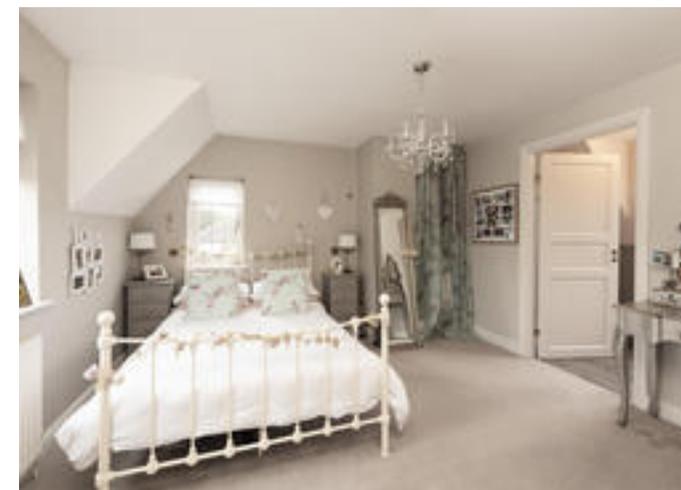
TENURE: Freehold

Local Authority

South Northamptonshire District Council 01327 322322

Viewing

Strictly by appointment with Savills





Silver Birch House, Middleton Cheney, Oxfordshire

Gross internal area (approx) 2,845.97 sq ft

Outbuildings 316.67 sq ft

Total 3,162.64 sq ft

Sophie Gannon

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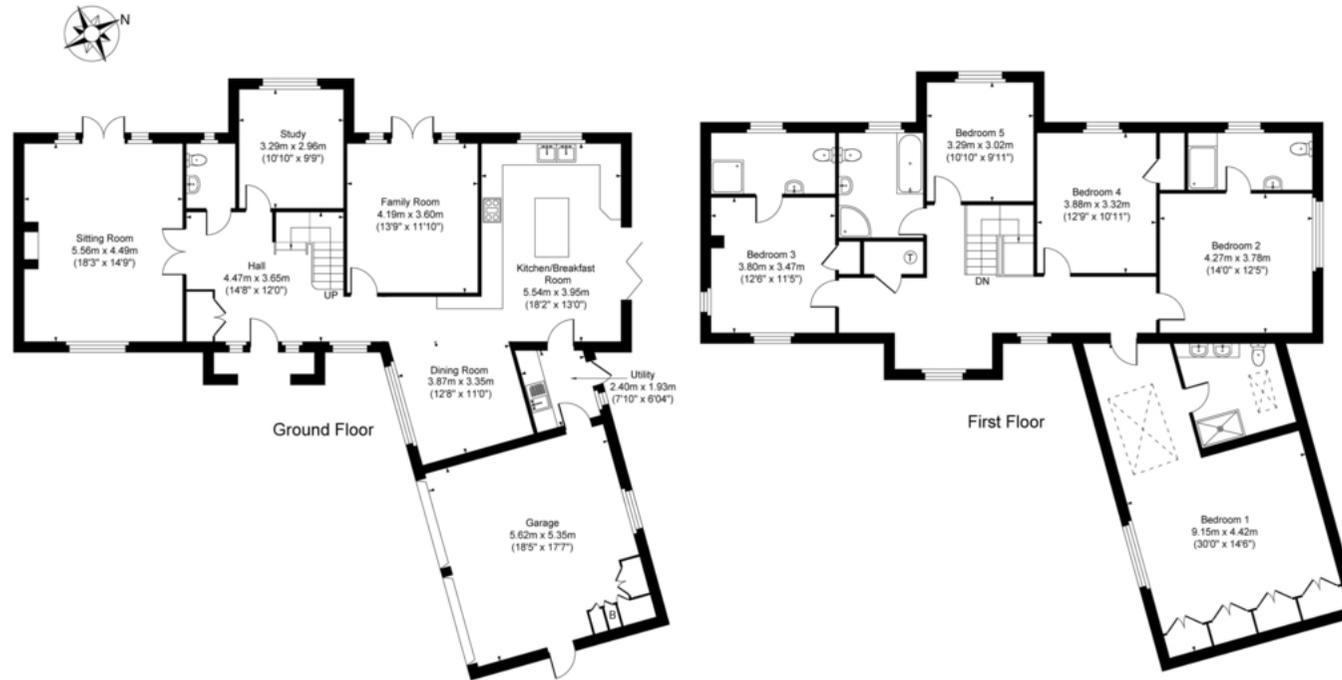
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Silver Birch House, Middleton Cheney OX17 2LT
 Main House Approx. Gross Internal Area:- 264.40 sq.m. 2845.97 sq.ft.
 Garage Approx. Gross Area:- 29.42 sq.m. 316.67 sq.ft.
 Total Approx. Gross Area:- 293.82 sq.m. 3162.64 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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