





3, Ivy Cottages Rose Hall Lane, Middleton Cheney, OX17 2NQ **Guide Price £300,000**

Beams, stone, character - without the hassle! A lovely traditional style cottage with none of the disadvantages of owning and maintaining an older house.

Classic stone cottage looks, modern build & running costs. Surprisingly good space with a 22 foot living room, 2 large & light bedrooms, plus dedicated parking, in a great village close to Banbury & Brackley. Recently refreshed with new carpets & a repaint throughout, offered with NO CHAIN.

Middleton Cheney is a well-respected and much-loved village offering many useful amenities ranging from primary and secondary schools, to chemist and library, village store to newsagents, a post office, several public houses, and a bus service, Plenty more is available in Banbury, just a few miles distant, including Shopping and Leisure Centres. Commuting further afield is straightforward via the A422 to Brackley (which bypasses the village), the M40 at Jct 11, and a mainline railway station which runs fast trains to London Marylebone.

Ivy Cottages is a small row of rather charming traditional stone cottages on a quiet lane. Classic stone houses they may appear, but these are late twentieth century builds hence they offer the real advantage of much better insulation, glazing, cavity walls etc. It's as appealing as the older cottages but with much cheaper running costs. Large windows and well proportioned rooms make sure every inch of the accommodation feels easy to use, positive and practical. Let for many years by a lovely family we know well, it has been well maintained to comply with modern safety standards. And having just had some new carpets and a full repaint it's ready to move straight in.

The open porch to the side of the house offers welcome shelter from the rain as you walk in. Once inside the wide hallway offers useful space for coats and hats at the bottom of stairs, with a window ensuring very good natural light. On the right the door opens into an appealing living room with generous space for the largest of suites, and a large store cupboard to the left. Your eyes are immediately drawn to the open fire, an essential part of village life! The view across the lane to the front is sleepy and pleasant.



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To the rear, the room links to the kitchen at the left side, with a glazed door opening to the garden behind. And where the room is carpeted to the front, at the rear the floor is tiled - a very practical feature. The kitchen is open to the left with cupboards running round three sides. This arrangement creates a really good kitchen/dining room that maximises the space.

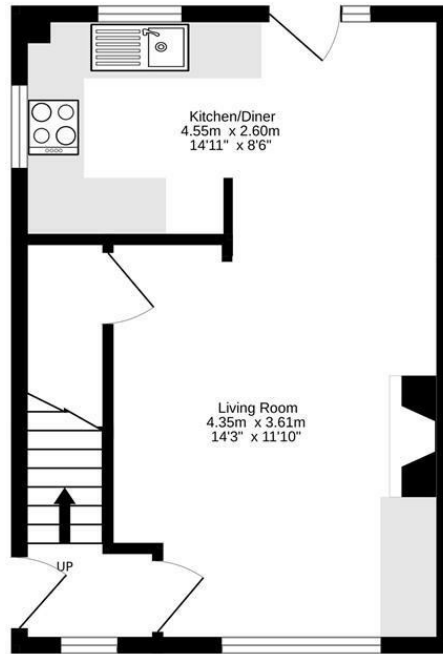
Upstairs, the landing is bright with a window on the left offering a pretty view across cottages adjacent, with your parking/extra garden space just opposite the front door. Both bedrooms are excellent sizes, with the larger of the two featuring a deep wardrobe as well as an airing cupboard which contains a modern boiler). It's an unusually large room for a cottage of this type. Bedroom two is more compact but still offers plenty of room for a double bed if required. The pair are served by a bathroom with a white suite and a shower over the bath.

Outside, the house sits back from the lane edged by various pleasant borders to front and left. Unusually, the house also owns the walled area just opposite the porch, which can be used as parking, or extra garden, as desired. And behind the house the garden is walled hence safe and secure for children or animals, with a lawn occupying the larger part of the space, plus a terrace behind the kitchen that then continues to a path to the gate at the rear..

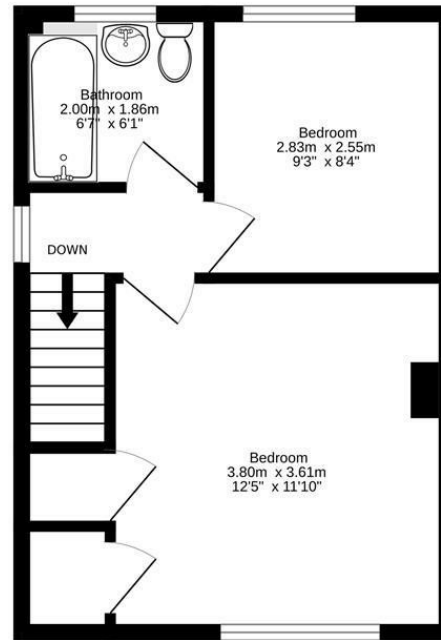




Ground Floor
30.0 sq.m. (323 sq.ft.) approx.



1st Floor
29.9 sq.m. (322 sq.ft.) approx.



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TOTAL FLOOR AREA : 60.0 sq.m. (645 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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- Popular village, great community
- Open plan kitchen/diner
- Garden to rear
- Easy access to all amenities
- Two generous bedrooms
- Parking/garden to side
- Large living room with fire
- Bathroom with white suite
- No chain

Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

Material Information QR Code:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		70
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Mains water, electric, gas CH
South Northants DC
Council tax band C
£2,085-03 p.a. 2025/26
Freehold

to discuss this property or to arrange a viewing please call, or drop us a line
interested@cridlands.co.uk

01869 343600

<https://www.cridlands.co.uk>