



Glovers Lane | Middleton Cheney  
Asking Price £1,100,000

  
**DISTINCT**  
Property Consultants



This 17th century, Grade II-listed, four-bedroom stone house with outbuildings including the Old Tannery is set in approximately three quarters of an acre of landscaped grounds in a designated conservation area. There are many period features, including impressive stone fireplaces, elm floorboards, quarry-tiled floors and original beams.

- 17th Century, Grade II-listed, Four-bedroom Stone House
- Approximately Three Quarters of an Acre of Landscaped Grounds
- Dining Room
- Sitting Room
- Kitchen with Mezzanine Room
- Two Bathrooms & Additional Downstairs WC
- Tannery
- Outbuildings
- Private Parking for Several Cars
- Garden with Grass and Areas Gravelled and Paved for Strolling, Sitting Out and Entertaining

The porch and double front door lead into a tiled hall and through to the sitting room which has a large fireplace and wood burner. There are windows on three aspects, and a window seat. An original wooden staircase leading up to the first and second floors is mentioned in Traditional Domestic Architecture in the Banbury Region (R.B. Wood-Jones, 1963).

On the other side of the hallway is the dining room which has a magnificent original stone fireplace with wood burner. There are original beams, elm floorboards and windows on two aspects.

Between the two reception rooms is the utility room with a toilet, sink and space for washing machine and dryer.

The kitchen is down a few steps from the dining room. There is wooden shelving and midnight blue fitted units of cupboards and drawers with black worktops. The inbuilt Miele cooker includes a large oven, a hob with four rings and a griddle. There is plenty of space for a fridge/freezer, dishwasher and other appliances.

On the south side of the kitchen there is a breakfast room with further cooking facilities. It has partly exposed stone walls, windows on two aspects with a window seat, and a part-glazed stable door to the garden.





Stairs from the kitchen lead up to the mezzanine which overlooks the breakfast area. This is a bright, airy room with an original elm floor.

On the first floor are two double bedrooms with a bathroom between them. There is a similar pattern on the second floor, except with a shower room rather than a bathroom. As with the ground floor, light from many windows fills the space.

## Outside

The delightful grounds include a range of majestic trees; a charming walled garden with privy; stretches of grass and a variety of planted, lawned, gravelled and paved areas for strolling, sitting out and entertaining. The garden may open for NGS (national gardens scheme) should the owners wish.

There are also stone buildings in the grounds. The tannery is a large, versatile, light-filled space that could be used as an additional living area, as a games/recreation room, as a studio/workshop or for entertaining. It has a sink and reclaimed oak kitchen unit. Other buildings include Blanche Cottage, a wood store and a greenhouse.

The driveway has plenty of space for parking.

## Neighbourhood

The centre of Middleton Cheney is about half a mile from the property. It has a library, a pharmacy, a post office, a village hall, and a sports and social club. Sports facilities available locally include cricket, tennis and golf. There is a café and Chinese takeaway in the village, and the recently refurbished gastropub, The New Inn, is less than a mile from the house.

The village has a nursery and schools for all ages. There are also several independent schools in the surrounding area, including Carrdus School, Tudor Hall, Bloxham School and Stowe School.

## Location

The property is situated four miles from Banbury train station which has regular services to London Marylebone and to Birmingham Snow Hill. Junction 11 of the M40 — which links to the M5, M6 and M1 — is three miles away. There are also bus services to Banbury and to Brackley.





Banbury has an extensive range of shops and supermarkets, including Banbury Gateway and Castle Quay shopping centres. There are also plenty of sporting, arts and entertainment facilities, such as Spiceball Leisure Centre, the Banbury Museum and the Mill Arts Centre which runs a programme of classes and workshops, as well as exhibitions, films and live shows. The Light is a unique Waterfront venue with cinema, bowling lanes, climbing centre, mini golf course and plenty of other activities.

Local attractions include Sulgrave Manor (5 miles) which is the Grade I listed Tudor home of the Washington family and the National Trust's Canons Ashby (8.5 miles). This is a Tudor manor house with Eighteenth Century terraced gardens, parkland trails, and a wide range of events and activities for adults and children.

### Situation & Property Information

Freehold

Council tax band G, West Northamptonshire Council (2024-25) — £3,739

### Viewings

Strictly by appointment only.

### Reservation Agreement

A Reservation Agreement is available with this property to provide security once your offer has been accepted. Please ask us for more information.

### Agent's Disclaimer

Distinct Property Consultants is the seller's agent for this property. We always obtain detailed information from the seller to ensure the information provided is as accurate as possible; however, your legal representative is legally responsible for ensuring any purchase agreement fully protects your interests. Please inform us if you become aware of any information being inaccurate.

Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings or services. It is the responsibility of prospective purchasers to check the working condition of these items.

To comply with anti-money-laundering regulations, buyers will be asked to provide proof of ID and proof of address, as well as proof of funds.









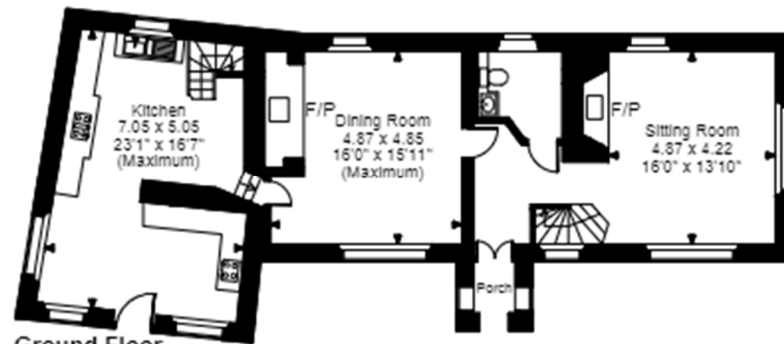




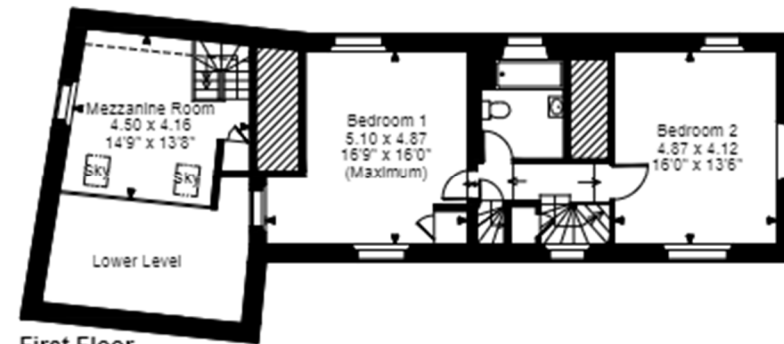
Approximate Gross Internal Area  
Main House = 2349 Sq Ft/218 Sq M  
Outbuilding = 953 Sq Ft/89 Sq M  
Total = 3302 Sq Ft/307 Sq M



Second Floor



Ground Floor



First Floor

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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