



Plot 12, 'The Walker', Becketts Green, Millers Way,  
Middleton Cheney OX17 2GA £475,000

**Stanbra  
Powell** Estate Agents  
Valuers  
Property Lettings





*An exceptional three bedroom detached house arranged over two floors.*

*Entrance hallway | Living room | Study | Kitchen/dining room | Garden room | Cloakroom | Utility | Three bedrooms, en-suite to master | Bathroom | Two parking spaces | Garage | Landscaped rear garden*

*The property offers an open plan kitchen, dining and garden room with bi-fold doors to the rear garden and French doors leading to the patio terrace.*

*On the first floor the master bedroom offers a custom-built fitted wardrobe and an elegant en-suite with walk-in shower.*

*The Walker offers two parking spaces plus a garage and a landscaped garden.*

### Middleton Cheney

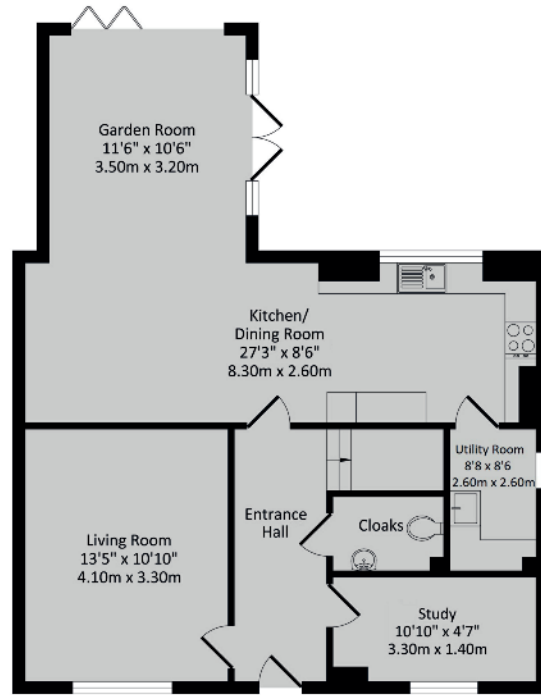
*Middleton Cheney lies approximately three miles east of Banbury and 2 miles east of Junction 11 of the M40. There is easy access to Banbury railway station with regular trains to London and Birmingham. Within the village amenities include primary and secondary schooling, nursery and pre-school, library, mini-supermarket, chemist, post office and shops. There is a bus service, church and public house.*



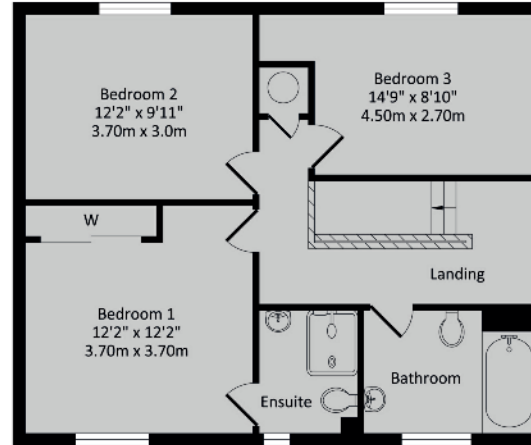




Ground Floor  
735 sq.ft. (68.30 sq.m.) approx.



First Floor  
607 sq.ft. (56.40 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1342 sq.ft. (124.70 sq.m.) approx.

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 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.

**Important Agent's Note** All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

5/6a Horsefair, Banbury,  
Oxon OX16 0AA  
t: 01295 221100  
e: post@stanbra-powell.co.uk

Viewing: Through appointment with Stanbra Powell



**stanbra-powell.co.uk**

