



105 Main Road, Middleton Cheney, Banbury, Oxon OX17 2PD  
£460,000

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings







*A non-estate detached bay window house providing generous size accommodation throughout in the heart of this sought after village.*

**Recessed porch | Entrance hall | Living room with bay window | Separate dining room | Lean-to | Kitchen | Cloakroom | Master bedroom with en-suite and dressing room/study | Two further double bedrooms | Bathroom | Gas central heating | UPVC double glazing | South facing generous size rear garden | Garage | Driveway**

Offered with no onward chain, an enlarged three bedroom detached house complemented by a south facing garden of approximately 90 ft, within easy access of an abundance of village amenities. The property is offered in good decorative order throughout.

### Ground Floor

**Recessed porch** with tiled floor.  
Front door.

**Entrance hall:** Stairs rising off to first floor. Useful understairs storage cupboard. Thermostat for heating.

**Living room** to front aspect with walk-in bay window.

**Dining room:** Doors giving access to **lean-to**, tiled floor. Door giving access to garden.

From the hallway door through to kitchen.

**Kitchen:** Bowl and a half stainless steel sink unit and drainer. Comprehensive range of ivory fronted wall and base units. Ample work surfaces. Tiling to splashback areas. Work surface and free space under. Space for fridge/freezer. Free space and plumbing for washing machine. Recessed spotlights. Space for Range cooker. Windows to side. Door to rear. Wall mounted gas boiler for domestic hot water and central heating. Door to cloakroom.

**Cloakroom:** Wall mounted handbasin with tiling to splashback areas. Low level WC. Extractor. Window to rear.

### First Floor

**Landing:** Access to loft. Door to **dressing area/study**. Window to front. Door giving access to master bedroom.

**Master bedroom** with window to front aspect. Door to en-suite.

**En-suite:** Comprising of double width shower cubicle, handbasin with inset vanity unit and low level WC. Further tiling to splashback areas. Shaver socket. Recessed spotlights. Extractor. Window to rear.

**Bedroom two:** Double bedroom to front aspect with walk-in bay window.

**Bedroom three:** Double bedroom to rear aspect with airing cupboard housing hot tank and immersion heater.

### Outside

**Rear garden:** Enclosed by fencing and brick walling. Predominately laid to lawn with flower beds. Hardstanding for shed. Brick built outbuilding. Small patio area. Outside tap.

**Front:** Areas laid to lawn. Brick walling and fencing to boundaries.

**Tarmac driveway** providing off road parking for one/two vehicles leading to garage.

**Generous size garage** with metal up and over door. Light and power connected. Personal door to rear giving access to further patio/courtyard area.

**Services:** All                      **Council Tax Banding:** E  
**Authority:** South Northants Council

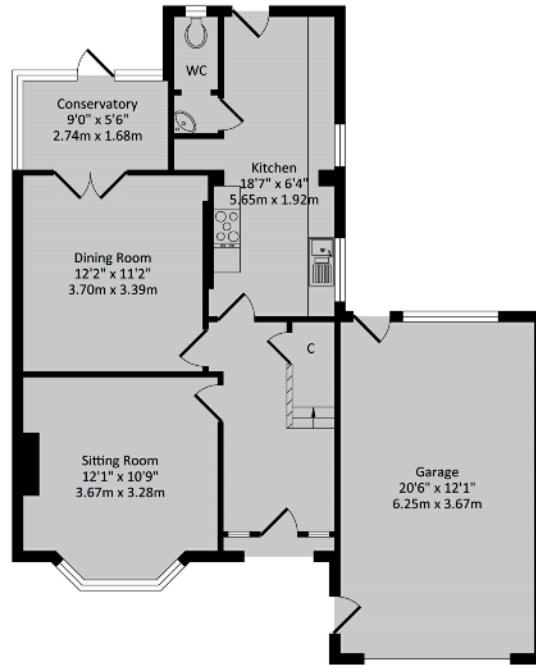
**Directions:** From Banbury Cross proceed east to Junction 11 (M40); continue over onto the A422 Brackley Road and the Brackley bypass. At the second roundabout take the second turn left onto the Main Road, the property can be found on the right hand side just past the arcade of shops.



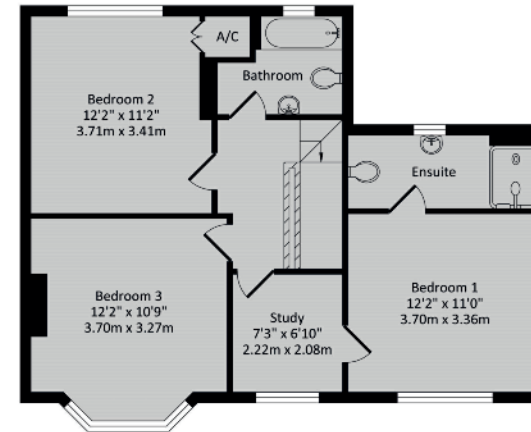




Ground Floor  
 862 sq.ft. (80.10 sq.m.) approx.



First Floor  
 654 sq.ft. (60.80 sq.m.) approx.



Outbuilding  
 61 sq.ft. (5.70 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1577 sq.ft. (146.60 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

**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.

Viewing: Through appointment with Stanbra Powell



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