



26a Main Road, Middleton Cheney, Banbury, Oxon OX17 2ND
£355,000

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





An extremely well presented extended three bedroom three storey stone village property.

**Entrance hallway | Kitchen/breakfast room | Living room |
Extended dining area | Utility room | Cloakroom | Three
double bedrooms, two with en-suites | Family bathroom |
Rear garden | Allocated parking**

Built in 2009 by R J Spencer Developers is this three bedroom three storey town house located in the extremely popular village of Middleton Cheney. The property has been very well maintained by the current owners and has also been extended to the rear providing a spacious dining area. The property also benefits from three double bedrooms, two with en-suites, pleasant rear garden and allocated parking. Viewing is highly recommended.

Ground Floor

Access via front door to:

Entrance hallway: Oak flooring. Radiator. Stairs rising to first floor.

Cloakroom: Low level WC. Corner wash handbasin with built-in storage underneath. Tile splashback. Oak flooring. Extractor.

Utility room: Base and eye level units. Plumbing and space for washing machine and dryer or further freezer/fridge. Laminate worktop. Built-in stainless steel sink unit with swan neck tap. Tile splashbacks. Wall mounted Worcester boiler. Extractor. Oak flooring. Radiator. Door leading to rear garden.

Kitchen: Range of base and eye level units. Granite worktop with built-in sink unit and Swan neck tap. Tile splashbacks. Built-in Bosch oven with four ring gas hob with extractor hood above. Built-in fridge/freezer. Built-in dishwasher. Radiator. Double glazed window to front aspect. Real oak flooring. Double doors opening into living area.

Living room: Oak flooring. Radiator.

Dining area: Extended by the current owners in 2019, this is a light and airy addition to the property providing space for a dining table and chairs. Large Velux window. Double glazed bi-fold doors opening up onto the garden. Electric underfloor heating.

First Floor

Landing: Double glazed window to side aspect. Radiator. Doors to all first floor accommodation. Airing cupboard housing hot water tank.

Bedroom two: Good size double bedroom with double glazed window to front aspect. Radiator. Door to **en-suite**, comprising of low level WC, wash handbasin and double shower cubicle with shower over. Heated towel rail. Double glazed obscured window to front aspect. Tiled flooring. Tile splashbacks. Extractor.

Bedroom three: Good size double bedroom with double glazed window to rear aspect. Radiator.

Family bathroom: Three piece white suite comprising of low level WC, wash handbasin and panelled bath with central mixer tap. Tile splashbacks. Tiled flooring. Heated towel rail. Extractor fan. Double glazed obscured window to rear aspect.

Second Floor

Landing: Double glazed window to side aspect. Velux window. Eaves storage. Small area ideal for dressing area etc.

Bedroom one: Good size double bedroom with built-in wardrobes. Velux window. Double glazed window to front aspect. Radiator. **En-suite:** Three piece white suite comprising of low level WC, wash handbasin and shower cubicle with shower over. Heated towel rail. Tiled flooring. Velux window.

Agents Note: The property has oak doors throughout.

Outside

Front: Pathway leading to front door. The rest is laid to shingle, enclosed by mid high stone wall.

Rear garden: Mostly laid to patio with white pebble border. Outside tap. Enclosed by fencing and brick wall. Gated side access leading to parking area located at the rear of the property, providing parking for two vehicles. An area where the current owners have erected a shed. Ample on street parking for visitors.

Energy efficiency rating: C

Services: All

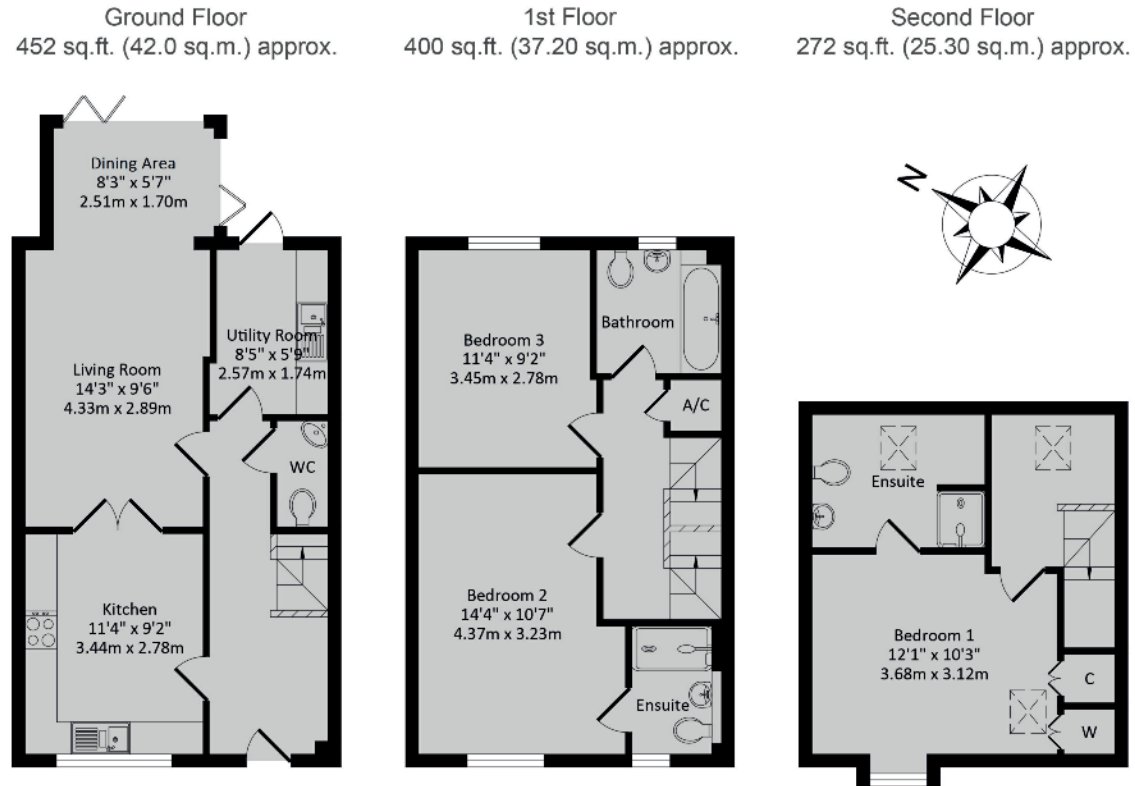
Council Tax Banding: D

Authority: South Northants Council

Directions: From Banbury Cross proceed east to Junction 11 (M40) motorway and continue over onto the A422 Brackley Road and the Brackley bypass. At the second roundabout take the second turn left onto the Main Road opposite The New Inn public house.







TOTAL APPROX. FLOOR AREA 1124 sq.ft. (104.50 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 Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

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Viewing: Through appointment with Stanbra Powell

