



'Sunrise' 33 Chacombe Road, Middleton Cheney, Banbury
OX17 2QU £625,000

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





Three/four bedroom detached bungalow occupying a third of an acre plot, situated in a prime village location.

Entrance hall | Living room | Kitchen/breakfast room | Utility | Cloakroom | Three/four bedrooms | Ground floor bathroom | Excellent size west facing rear garden | Large frontage | Ample parking | Two separate garages | No onward chain

Located in the much sought after village of Middleton Cheney is this three/four bedroom detached property occupying a third of an acre plot. The property benefits from three/four bedrooms, refitted shower room, kitchen/breakfast room, living room opening onto rear garden, cloakroom, utility and large driveway. The property offers fantastic potential to extend (subject to necessary planning permission) making it into a substantial family home in the heart of this popular village. There will be no onward chain with the sale of this property.

Accommodation

Steps to covered porch area with tiled flooring, access via solid wood door with double glazed panel.

Entrance hallway: Parquet flooring. Radiator. Doors to ground floor accommodation.

Kitchen/breakfast room: Range of modern base and eye level units with solid wood worktop. Built-in sink unit. Space for Range cooker with built-in extractor fan above. Space for dishwasher. Tiling to splashback areas. UPVC double glazed window to side aspect. Tiled flooring. Sunken spotlights. Radiator. Space for large table.

Utility room: UPVC double glazed window and door to front aspect. Tiled flooring. Sunken spotlights. Radiator. Plumbing and space for washing machine, dryer and fridge/freezer. Eye level units storage.

Cloakroom: Two piece white suite comprising of low level WC and wash handbasin. Radiator. Tiled flooring. Sunken spotlights. UPVC double glazed window and door opening onto rear garden. Wall mounted fuse box.

Living room: Oak flooring. Radiator. UPVC double glazed window to side aspect. Log burner. Two large windows and double doors opening onto rear aspect overlooking garden.

Bedroom one: Parquet flooring. UPVC double glazed bay window to front aspect. Radiator.

Bedroom two: Parquet flooring. UPVC double glazed window to rear. Radiator.

Bathroom: Three piece white suite comprising of low level WC, wash handbasin with built-in storage drawers under, walk-in wet room shower with fixed shower screen, rainfall shower and separate hand held shower head. Tiling to splashback areas. Heated towel rail. Storage cupboard. UVC double glazed window to rear aspect. Extractor fan.

Attic room/bedroom three/reception/study: Parquet flooring. UPVC double glazed window bay window to front aspect. Radiator. UPVC double glazed window to side aspect. Stairs leading to bedroom four.

Bedroom four: UPVC double glazed window to front aspect. Radiator. Large storage area in the eaves which also houses the boiler, this could be converted to further accommodation subject to necessary planning permission.

Outside

Front: Gated access to driveway for approximately 8 vehicles, the rest is laid to lawn which could be altered provide further parking. Various mature flowers, shrubs and trees providing privacy from the main road.

Rear garden: West facing aspect. Large L-shaped paved patio area. The rest is laid to lawn with mature flowers, shrubs and trees. The garden is enclosed by timber panel fencing.

Garage one: Prefabricated concrete construction with double wooden doors.

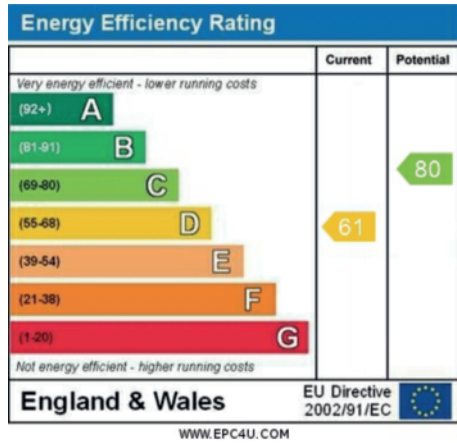
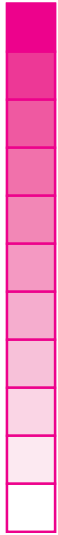
Garage two: Brick built with wooden double doors. Power and light connected. Single glazed window to side aspect.

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

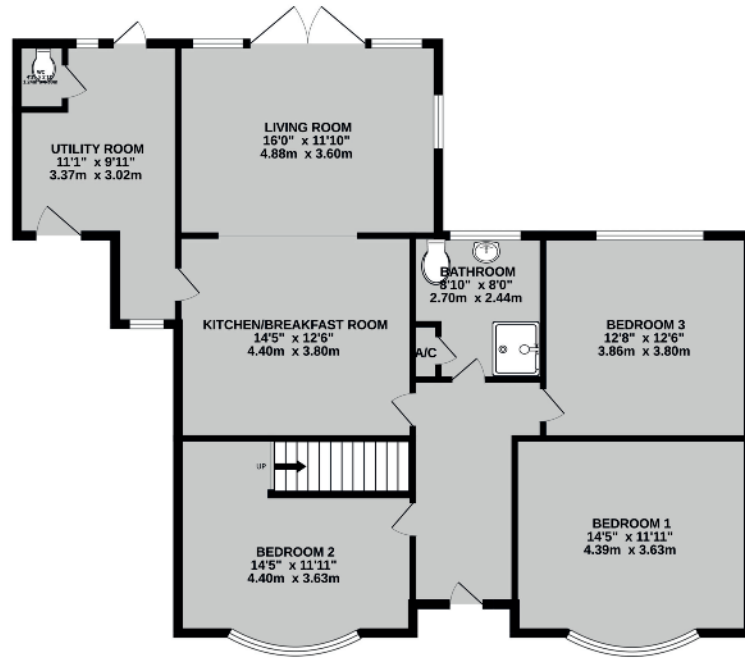
Directions: From Banbury follow the signs to Junction 11 (M40), at the roundabout take the Middleton Cheney exit and continue to the next roundabout, turn left onto the B4525, going past the petrol station on the right. At the next crossroads, turn right into Chacombe Road.



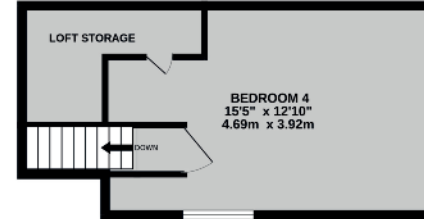




GROUND FLOOR
 1186 sq.ft. (110.2 sq.m.) approx.



1ST FLOOR
 314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA: 1500 sq.ft. (139.4 sq.m.) 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 not 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.
 Made with Metropix ©2024

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



stanbra-powell.co.uk

Viewing: Through appointment with Stanbra Powell

