



9 Yew Tree Close, Middleton Cheney, Oxon OX17 2SU  
£399,950

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings





*An extremely well presented detached house enjoying favoured cul-de-sac location within this sought after village.*

**Entrance hall | Cloakroom | Living room | Separate dining room | Kitchen | Study/Playroom (formerly garage) | Master bedroom with en-suite | Two further generous size first floor bedrooms | Bathroom | Enclosed rear garden | Garden to front | Driveway | Store (formerly garage)**

Located in the heart of this sought after well served village, an extremely well presented three bedroom detached house within walking distance of many amenities and providing well-proportioned accommodation throughout.

### Ground Floor

Canopy porch.  
Front door.

**Entrance hall:** Stairs rising to first floor. Understairs storage cupboard. Door to cloakroom.

**Cloakroom:** White suite comprising of wall mounted handbasin and low level WC. Tiling to splashback areas.

Door to living room.

**Living room:** Feature stone fireplace with inset living flame gas fire. Double glazed window to front aspect. Walkway through to separate dining room.

**Dining room:** Double glazed sliding doors giving access to garden.

From the hallway door through to kitchen.

**Kitchen:** Recently refitted to a high specification comprising of double inset sink unit, comprehensive range of contemporary Shaker style wall and base units. Ample work surfaces. Integrated fridge/freezer. Integrated dishwasher. Four ring induction hob with electric oven under, extractor over. Free space and plumbing for washing machine. Wall mounted gas boiler for domestic hot water and central heating. Window overlooking garden. Door through to office/playroom (formerly garage).

**Office/Playroom:** Double glazed window to rear aspect. Double glazed door giving access to rear. Light and power connected.

### First Floor

**Landing:** Access to loft. Airing cupboard housing hot tank and immersion heater. Door to master bedroom.

**Master bedroom:** Generous double bedroom with windows to front aspect. Double fitted wardrobes. Door to en-suite.

**En-suite:** All walls are fully tiled. Tiled shower cubicle, pedestal handbasin and low level WC. Heated towel rail. Shaver socket. Window to side aspect. Extractor fan.

**Bedroom two:** Double bedroom to rear aspect.

**Bedroom three:** Double bedroom to rear aspect.

**Bathroom:** White suite comprising of panelled bath, pedestal handbasin and low level WC. Tiling to splashback areas. Double glazed window to rear aspect. Extractor fan.

### Outside

**Rear garden:** Enclosed by close board fencing giving a good degree of privacy. Predominately laid to lawn. Patio area. Flowers, shrubs and bushes. Hardstanding for shed. Outside tap. Access front to back via gate. The garden measures approximately 36 ft in length.

**Front:** Open plan laid to lawn. Pathway leading to front door. Block paved **driveway** providing off road parking for one vehicle. Charging point for electric car.

Up and over door leads to **store room** (formerly garage). Power connected.

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

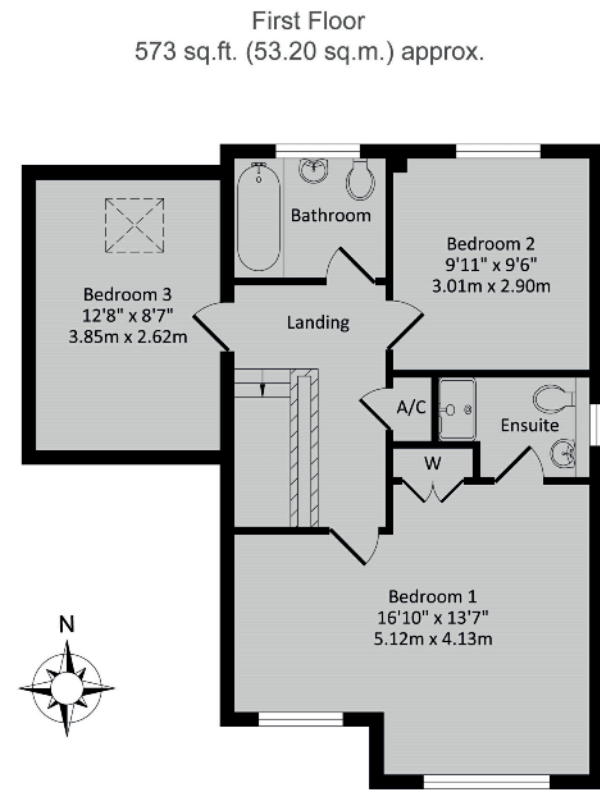
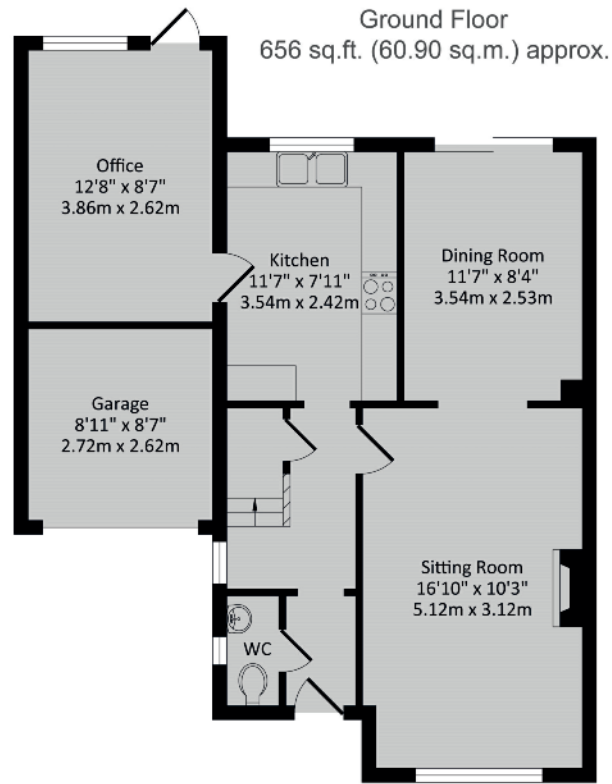
**Directions:** From Banbury follow the signs to Junction 11 (M40); at the roundabout take the Middleton Cheney exit and continue to the next roundabout; turn left onto the B4525, going past the petrol station on the right. At the next crossroads, turn right into Chacombe Road and right into Bull Balk and Yew Tree Close is on the right hand side.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
		59	75

England & Wales EU Directive 2002/91/EC  
 WWW.EPC4U.COM



**TOTAL APPROX. FLOOR AREA 1229 sq.ft. (114.10 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.

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