



14 Main Road, Middleton Cheney, Banbury, Oxon OX17 2ND
Guide Price £485,000

**Stanbra
Powell**

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Property Lettings





A non-estate versatile chalet bungalow located within this sought after village.

Entrance hall | Living/dining room | Kitchen | Ground floor cloakroom | Ground floor bedroom/dining room | Two first floor bedrooms | Bathroom | Gardens to front and rear | Garage | Driveway | Gas radiator heating | Double glazing

Offered with no onward chain a two/three bedroom property providing well-proportioned accommodation, complemented by a generous size plot.

Ground Floor

Canopy porch.
Front door.

Entrance hall: Stairs rising off to first floor. Parquet flooring. Thermostat for heating. Door to living/diner.

Living/dining room: Stone fireplace with open hearth. Parquet flooring. Double glazed window to front aspect. Sliding double glazed doors giving access to garden.

Kitchen: Bowl and a half inset sink unit and drainer. Range of white fronted wall and base units. Ample work surfaces. Tiling to splashback areas. Integrated 4 ring electric Neff hob. Matching oven and grill. Free space and plumbing for washing machine. Useful store cupboard. Window overlooking garden. Door through to lobby. Cupboard housing Glow worm gas boiler for domestic hot water and central heating.

Lobby area with door to side. Door to cloakroom.

Cloakroom: Pedestal handbasin and low level WC. Tiling to splashback areas.

From the hallway door through to bedroom three.

Bedroom three/dining room: Parquet flooring. Useful store cupboard. Double glazed window to front aspect.

First Floor

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

Bedroom one: Double bedroom to front aspect. Eaves storage.

Bedroom two: Double bedroom with window to rear and to side. Eaves storage.

Bathroom: White suite comprising of panelled bath with thermostatic shower unit over, pedestal handbasin and low level WC. Tiling to splashback areas. Extractor fan. Double glazed window to rear.

Outside

Rear garden: Mature and established rear garden. Predominately laid to lawn with flowers, shrubs and mature trees. Large patio area. Outside tap. The garden measures approximately 90 ft in length. Access front to back via pathway.

Attached to the side of the house is a brick built **single garage** with metal up and over door. Light and power connected. Door to rear.

Front: Laid to lawn, stocked with flowers, shrubs and bushes.

Block paved driveway providing off road parking for several vehicles. Gate and brick walling to boundaries. At the front of the property is a gate giving a wider second access to the lawned area of the 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.

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

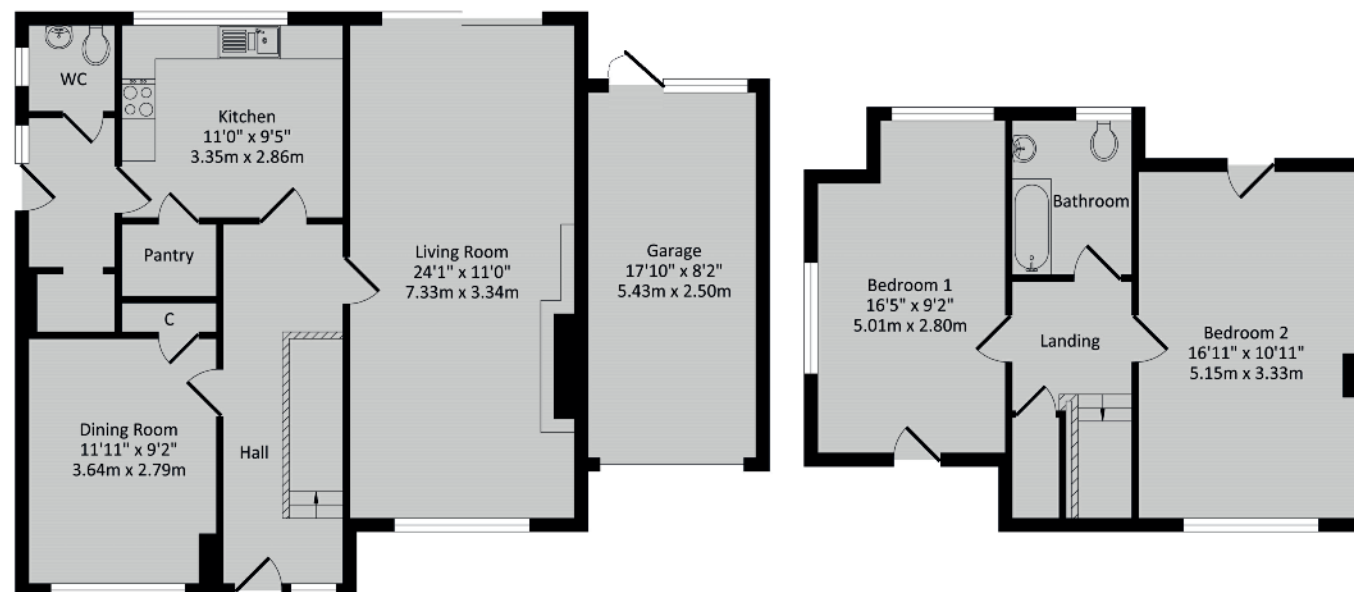
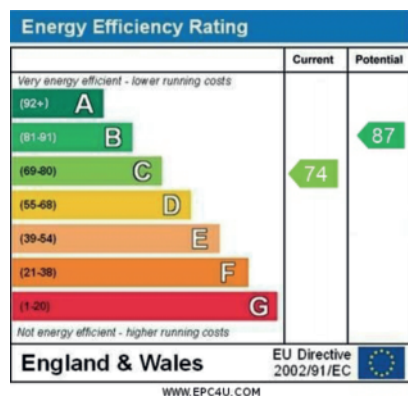
Directions: From Banbury Cross proceed east to Junction 11 (M40); continue over onto the A422 Brackley Road and the Brackley bypass. At the second roundabout take the second turn left onto the Main Road, passing the Garden Centre and as you enter the village, take the last right turn before the Dolphin Public House.





Ground Floor
 846 sq.ft. (78.60 sq.m.) approx.

First Floor
 448 sq.ft. (41.60 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1294 sq.ft. (120.20 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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