



Orchard End, 4 Braggintons Lane, ,Middleton Cheney, OX17 2NG
£675,000

**Stanbra
Powell**

Estate Agents
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Property Lettings





An individual, non estate, detached bungalow set in mature gardens occupying a 1/3 of an acre plot.

Spacious Entrance Hall | Living room | Kitchen / Dining room | Rear lobby | Master bedroom with en suite | Two further bedrooms | Bathroom | Garage | Workshop | Driveway | Landscaped gardens | Driveway | * PLANNING PERMISSION FOR DETACHED DWELLING*

Offered in excellent decorative order throughout, a stone fronted, three bedroom bungalow with planning permission for a four bedroom detached house with double garage to be built within the current plot. Orchard end enjoys a secluded position, located within the heart of this sought village with an array of amenities.

Accommodation:

Porch.

L shaped hallway: . Cupboard housing gas boiler. Airing cupboard housing hot tank and immersion heater. Access to loft.

Living Room: Feature stone fire place. Window to front aspect. Door to Kitchen / Dining room.

Kitchen/Dining Room: Comprehensive range of contemporary wall and base units. Gas hob. Double oven and grill. Extractor. Tiling to splash back areas. Sink unit and drainer. Integrated fridge/freezer. Plumbing and space for washing machine. Tiled flooring. Sliding doors leading to garden. Window overlooking garden.

Rear lobby: Brick construction. Light and power connected. Door to garden.

Master bedroom: Generous double bedroom. Fitted wardrobes. Window to rear.

En suite: Fully tiled shower cubicle with Aqualisa shower. Low level WC. Hand basin and vanity unit. Tiling to splash back areas. Vinolay flooring.

Bedroom Two : Double bedroom. Fitted wardrobes. Window to front aspect.

Bedroom: Generous single bedroom. Window to front aspect.

Bathroom: White suite comprising of panelled bath with mixer tap shower. Hand basin and vanity unit. Low level WC. Tiling to splash back areas. Vinolay flooring.

Property benefits from gas radiator heating throughout and all windows are double glazed.

Details of the planning permission is available upon request.

Outside:

Rear garden: Mature and established private gardens to the rear and side of the bungalow. Fully stocked with flower beds, shrubs, tree and bushes. Enclosed by hedgerow and fencing giving a good degree of privacy.

The side garden is the **proposed plot** for the dwelling which approximately measures 120 ft x 50 ft.

The rear garden approximately measures 60 ft x 35 ft. There is access to front aspect via wrought iron gate.

Front garden: Driveway providing off road parking for several vehicles. Area laid to lawn. Hedgerow to boundaries. Pathway to front door.

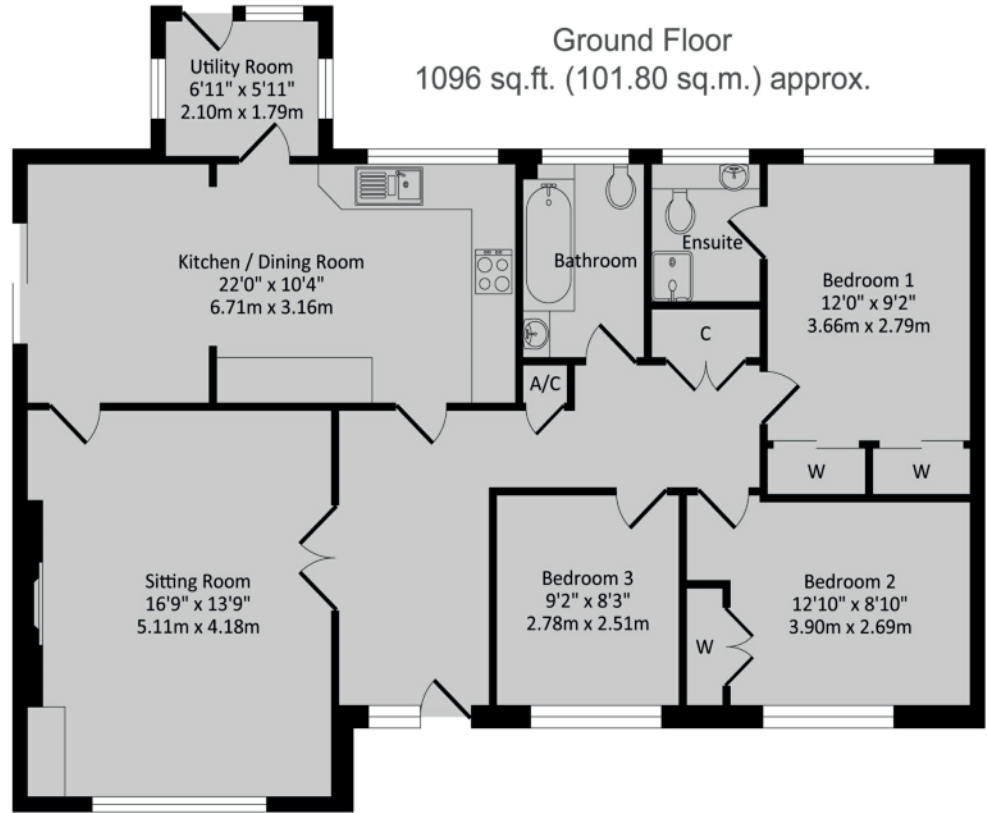
Detached single Garage: Double doors to front. Window to side aspect. Light and power connected.

Workshop: Window to rear

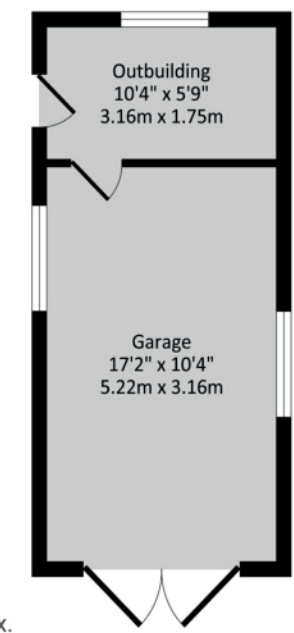
Services: All
Council Tax Banding: E
Authority: West Northants Council







Garage
240 sq.ft. (22.30 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1336 sq.ft. (124.10 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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 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

Viewing: Through appointment with Stanbra Powell



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