



33 Main Road, Middleton Cheney, Banbury, Oxon OX17 2ND
£285,000

Stanbra
Powell

Estate Agents
Valuers
Property Lettings





Charming two bedroom character cottage.

Living/dining room | Kitchen/breakfast room|Two bedrooms |
Shower room | Pleasant garden | Double glazing | Gas central
heating | No onward chain.

Located in the ever popular village of Middleton Cheney with access to many amenities, including shops, schools, and the M40 is this charming character cottage benefiting from a large living/dining room, kitchen/ breakfast room, two bedrooms, upstairs shower room and pleasant rear garden. This property is offered for sale with no onward chain.

Ground Floor

Entrance via solid wood door to living/dining room.

Living/dining room: Exposed stonework. Fireplace. Exposed beam. Stairs rising to first floor. Two radiators. UPVC double glazed window to the front aspect. Sunken spotlights. Newly fitted carpet.

Opening through into kitchen/breakfast room.

Kitchen/breakfast room: A range of modern base and eye level units with laminate worktop. Built-in oven, 4 ring gas hob with extractor hood above. Built-in sink unit. Space for full height fridge/freezer and washing machine. Tiled flooring. Tiling to splashback areas. Two UPVC double glazed windows to the rear aspect, and a UPVC double glazed door leads into the garden.

First Floor

Landing: Wall mounted fuse box. Access to loft.

Bedroom one: Good sized double bedroom with UPVC double glazed window to the front aspect. Radiator.

Bedroom two: Single bedroom. Radiator. UPVC double glazed window overlooking the rear garden.

Shower room: Three piece white suite comprising low level WC, built-in wash hand basin and corner shower unit with electric shower over. Tiling to splashback areas. UPVC double glazed, obscured window to the rear aspect. Wall mounted heated towel rail.

Outside

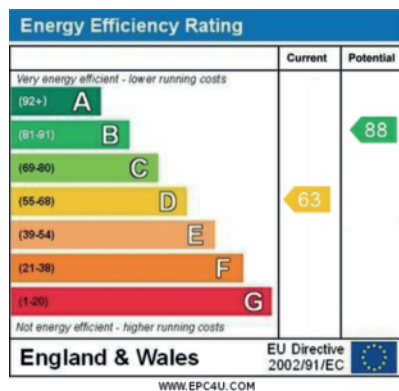
Rear garden: Pebbled area with steps leading up to the main part of the garden which is mostly laid to patio with raised flower and shrub borders on either side. At the rear of the garden is a shingle area with a hardstanding for shed. Gated rear access. The garden is enclosed by mostly timber panel fencing.

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.

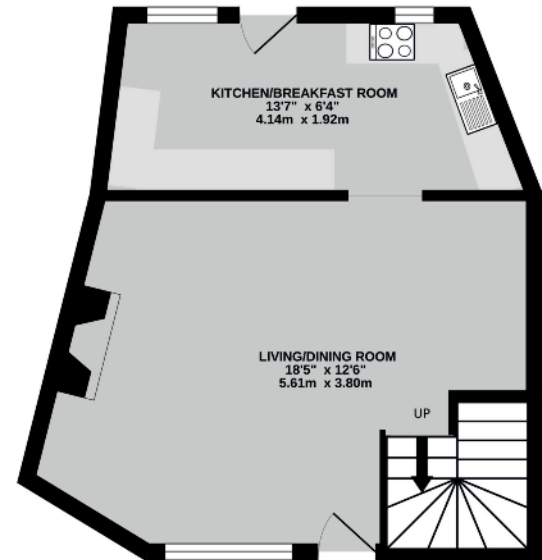
Services: All Council Tax Banding: C
Authority: South Northants Council
Directions: From Banbury Cross proceed east to Junction 11 (M40); continue over onto the A422 Brackley Road and the Brackley bypass. At the second roundabout take the second turn left onto the Main Road.



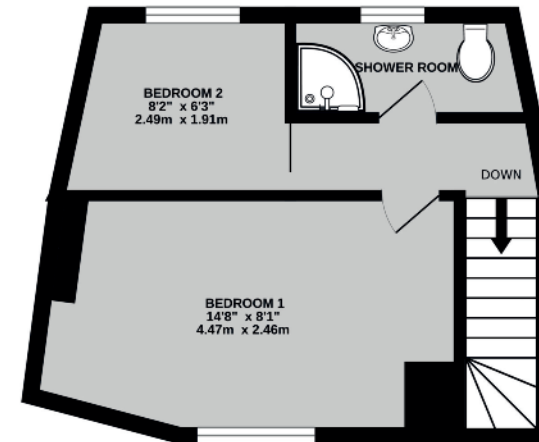




GROUND FLOOR
 285 sq.ft. (26.5 sq.m.) approx.



1ST FLOOR
 238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA : 523 sq.ft. (48.5 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 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.
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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.

Viewing: Through appointment with Stanbra Powell



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