



Connells

Slade Leas
Middleton Cheney BANBURY

Slade Leas Middleton Cheney BANBURY OX17 2NH

for sale offers in excess of
£500,000



Property Description

Middleton Cheney is a large village and civil parish in West Northamptonshire, England. The village is about 3 miles east of Banbury in Oxfordshire and about 6 miles west-northwest of Brackley. The A422 road between Banbury and Brackley used to pass through Middleton Cheney, but now bypasses it to the south and Middleton Cheney is close to the M40 Junction 11 and Banbury Train Station.

The 2021 Census recorded the parish's population (including Thenford) as 3,597

Middleton Cheney has a set of parish meeting rooms, public library, sub-post office, veterinary surgery, pharmacy, supermarket and cookery school. The village has two 18th-century pubs: The Dolphin Inn and The New Inn, plus a sports and social club.

Middleton has a preschool as well as Middleton Cheney Primary Academy, a primary school for children between the ages of 4 and 11. Chenderit School is a secondary school that includes a sixth form.

Middleton Cheney has a set of playing fields. The village has clubs for cricket, football, karate and tennis. The football club's home ground is in Astrop Road and the first team play in the Oxfordshire Senior Football League. It has a junior section that plays in the Witney and District Youth Football League.

Entrance Hall

Access to ground floor rooms

Cloakroom

White suite comprising of hand basin with inset vanity unit and low level WC. Tiling to splashback areas. Extractor fan and radiator..

Living Room

21' 7" x 10' 10" (6.58m x 3.30m)

A dual aspect living room with double glazed windows to the front aspect and patio doors out to the rear garden. Feature fireplace and radiator.

Study/ Family Room

10' 8" x 10' 1" (3.25m x 3.07m)
Double glazed window to the front aspect, radiator.

Kitchen

12' 11" x 10' 4" (3.94m x 3.15m)
A modern kitchen which is open plan into the Conservatory which makes a nice dining area Offering a modern kitchen with a range of wall & base mounted units with worksurfaces over and incorporating a sink unit with splashbacks. Integrated dishwasher. AEG integrated induction hob with extractor. Stainless steel AEG double oven and microwave. Understairs storage cupboard.

Conservatory

11' x 10' 7" (3.35m x 3.23m)
Overlooking the rear garden, Of uPVC and brick construction and patio doors leading out to rear garden. Also benefits of having a door into the garage.

First Floor

Landing

Stairs rising off to second floor. Airing cupboard housing hot tank and immersion heater. Door to main bedroom.

Main Bedroom

14' 11" x 10' 3" (4.55m x 3.12m)
Double glazed window to the front aspect. Good size fitted wardrobes, radiator and door into en-suite.

Ensuite

Double glazed window to the front aspect. Comprises of a shower cubicle, wash hand basin and low level wc. Extractor fan, Shaver point and radiator.

Bedroom Two

11' x 10' 6" (3.35m x 3.20m)
Double glazed window to the front aspect. Double bedroom with fitted wardrobes. Radiator.

Bedroom Five

10' 10" x 7' 9" (3.30m x 2.36m)
Double glazed window to the rear aspect. Currently used as a study with fitted wardrobe. Radiator.

Bathroom

Double glazed frosted windows to the rear aspect. A modern suite comprising of tiled paneled bath with separate shower cubicle, pedestal hand basin & low level WC. All walls are fully tiled. Tiled flooring and tower rail.

Second Floor

Landing

Stainless steel wall mounted towel radiator and access to loft

Bedroom Three

11' 8" x 11' max (3.56m x 3.35m max)
Double glazed window to the front aspect, fitted wardrobe and radiator.

Bedroom Four

11' 8" x 10' 3" (3.56m x 3.12m)
Double glazed window to the front aspect, fitted wardrobe and radiator.

Shower Room

Skylight window to the rear aspect. Suite comprises of a shower cubicle, wash hand basin and low level wc. Extractor fan, shaver point and towel rail.

Outside

Front Garden

Pathway to front entrance door and double driveway to the right in front of the double garage

Rear Garden

An enclosed rear garden with decking areas from the Lounge and Conservatory. Mainly laid to lawn with some planting areas and borders. Access to the front aspect.

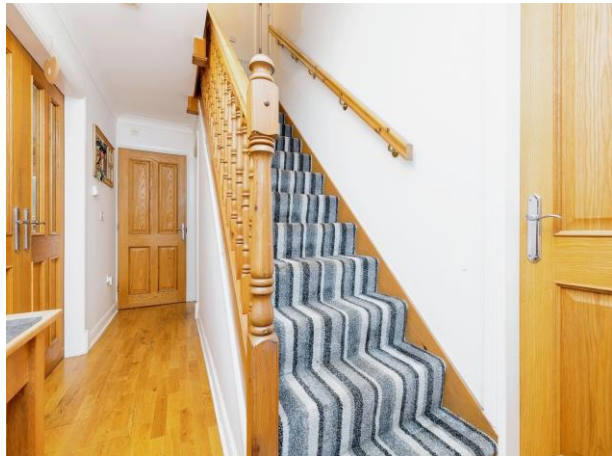
Double Garage & Driveway

Two up and over doors with driveway. Offering power and light and door from the Conservatory for easy access.

KEY FEATURES

- Detached Five bedroom family home
- Catchment for Chenderit Secondary School
- Bedroom One with Ensuite
- Downstairs cloakroom
- Dual aspect Lounge and Separate Dining/Study/ Family room
- Double garage with driveway
- Popular and Sought after Village location
- Must Be Viewed To Be Appreciated





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: C

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Tenure: Freehold



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