



**Connells**

Archery Road  
Middleton Cheney Banbury



## Property Description

Connells Estate Agents are delighted to present this spacious four bedroom home located within the sought after village of Middleton Cheney.

Accommodation comprises; entrance hall, shower room, generous sized lounge, a second reception room which could also be used as a study, dining room and kitchen.

On the first floor, four generous sized bedrooms and a family bathroom.

Outside; there is a front garden. To the rear a larger than average private rear garden.

### Entrance Hall

Enter via door to front aspect.

### Lounge

13' 2" x 9' 8" ( 4.01m x 2.95m )

Double glazed window to front aspect. Wall mounted radiator.

### Reception Room

9' 7" x 10' 9" ( 2.92m x 3.28m )

Sliding patio doors leading to rear garden. Wall mounted radiator.

### Dining Room

6' 6" x 12' 1" ( 1.98m x 3.68m )

Double glazed window to rear aspect. Wall

mounted radiator.

### Kitchen

5' 1" x 17' 1" ( 1.55m x 5.21m )

Double glazed window to side aspect. Door leading to rear garden. Wall and base units. Worksurfaces. Sink and drainer unit. Space for appliances including fridge freezer and washing machine. Freestanding gas cooker with hood over. Wall mounted boiler.

### Shower Room

Low level WC. Shower cubicle.

### First Floor

#### Bedroom One

10' 3" x 11' 8" ( 3.12m x 3.56m )

Double glazed window to front aspect. Wall mounted radiator

#### Bedroom Two

10' 3" x 8' 9" ( 3.12m x 2.67m )

Double glazed window to rear aspect. Wall mounted radiator

#### Bedroom Three

7' 9" x 8' 2" ( 2.36m x 2.49m )

Double glazed window to rear aspect. Wall mounted radiator

#### Bedroom Four

8' 2" x 7' 8" ( 2.49m x 2.34m )

Double glazed window to front aspect. Wall mounted radiator

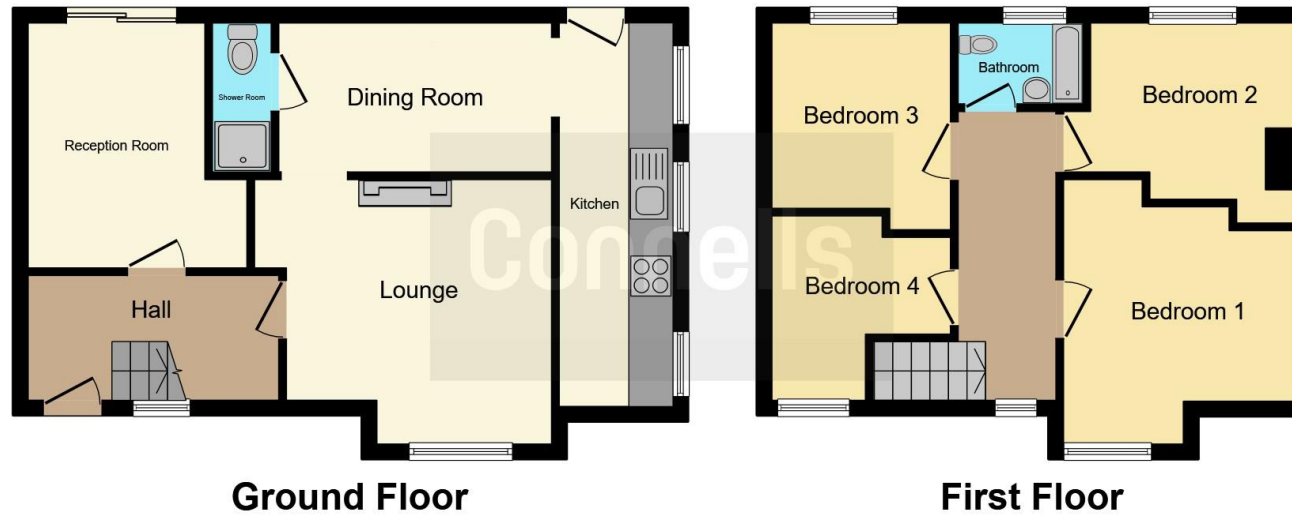
## Bathroom

Double glazed window to rear aspect. Bath with shower over. Low level WC and wash hand basin, Wall mounted radiator.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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