



**Connells**

Tulbrook Stones  
Middleton Cheney Banbury





### Property Description

A well presented extended three bedroom detached home at the edge of the cul-de-sac with an impressive rear and side garden in the desirable village of Middleton Cheney.

Accommodation includes:- Entrance porch with open plan access into the entrance hall. Access to ground floor rooms and stairs rising to the first floor. Walking through to the impressive extended Lounge / Diner overlooking the rear garden. The kitchen has a handy serving hatch to the dining area. Complimented by a lovely conservatory.

To the first floor we have three bedrooms and a family bathroom.

Outside the front garden is mainly laid to lawn with driveway to the Garage and the rear garden in the valuers opinion is the largest in the area its a corner plot with rear and side lawned areas. Could be ideal for extending further if required subject to Planning.

### Entrance Porch

Double glazed windows to the front and side aspect. Open plan into entrance hall.

### Entrance Hall

Access to ground floor rooms. Stairs rising to the First floor and understair storage.

### Cloakroom

Low level wc and wash hand basin

### Lounge/Dining Room

20' 4" x 11' 9" ( 6.20m x 3.58m )  
A good size Lounge/Diner with double glazed window to the rear aspect and patio doors to Conservatory. Feature fireplace and serving hatch from the kitchen.

### Kitchen

11' 3" x 7' 6" ( 3.43m x 2.29m )  
Double glazed window to the front aspect and door to the side garden. Offering a range and wall and base mounted units with worksurfaces over and incorporating a sink with with tiled splashbacks. Integrated electric oven and gas hob with cookerhood over. Serving Hatch to Dining area. Central heating boiler.

### First Floor

### Landing

Access to First floor rooms and loft.

### Bedroom One

11' 1" x 9' 7" ( 3.38m x 2.92m )  
Double glazed window to the rear aspect. Fitted mirrored wardrobes.

### Bedroom Two

11' 8" x 9' 10" ( 3.56m x 3.00m )  
Double glazed window to the rear aspect.

### Bedroom Three

8' 6" x 7' 9" ( 2.59m x 2.36m )

Double glazed window to the front aspect.

### Bathroom

Double glazed frosted window to the side aspect. Suite comprises of a low level wc, wash hand basin and shower.

### Gardens

Small front garden mainly laid to lawn with driveway to garage. The rear and side gardens are a great size and viewing is highly recommended.

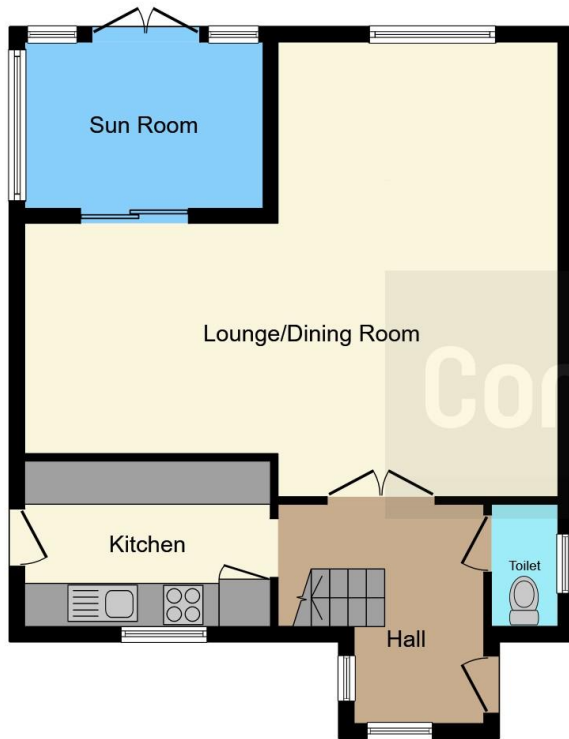
### Garage

### KEY FEATURES

- Extended Detached Home
- Great size Lounge/Diner
- Conservatory
- Impressive rear and side gardens
- Village location
- Popular for schools and easier access to the M40
- Well Presented throughout.
- NO CHAIN







**Ground Floor**



**First Floor**

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**EPC Rating: Awaiting**

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Tenure: Freehold



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