



**Connells**

Horton Road  
Middleton Cheney Banbury



## Property Description

An exceptional three bedroom DETACHED dormer bungalow on a corner plot that was originally two bungalows which offers exceptional downstairs living space with main bedroom and bathroom on the ground floor and two bedrooms upstairs. Double garage. ONWARD CHAIN COMPLETE.

Accommodation includes -: On entry you have the impressive size dual aspect lounge to your right and then a further sitting room with sliding patio doors to the conservatory. Further down the inner hall you come to an area with stairs rising to the first floor, family bathroom and door into the main bedroom.

There is also a Jack & Jill en-suite bathroom from the main bedroom and the entrance hall. Further down we have again a very large dining room just off the kitchen and also a separate Utility room. The kitchen door leads out to the side and rear gardens.

To the First floor we have two good size bedrooms.

Outside we have a lovely L shaped rear garden which in the valuers opinion is immaculately presented, mainly laid to lawn

## Entrance Hall

Access through to sitting room and door into Lounge and Bathroom-ensuite.

## Lounge

20' x 14' 3" ( 6.10m x 4.34m )

Double glazed window to the front and rear aspect. Gas living flame fire and two radiators.

## Sitting Room

12' 9" x 12' 1" ( 3.89m x 3.68m )

Sliding patio doors to the conservatory and door into inner hallway. Fireplace with gas living flame fire and radiator.

## Conservatory

19' 2" x 14' 11" ( 5.84m x 4.55m )

A good size conservatory overlooking the rear garden with tiled flooring, radiator and door into garden.

## Inner Hall

To the further part of the bungalow with access to the main bedroom, bathroom kitchen and dining room. Stairs rising to the first floor and a double glazed window to the side aspect. Radiator.

## Dining Room

11' 9" x 9' 10" ( 3.58m x 3.00m )

Double glazed window to the rear aspect overlooking the garden. A great size for entertaining. Radiator.



## Kitchen

11' 4" x 11' 3" ( 3.45m x 3.43m )

Double glazed window to the front aspect. A fitted kitchen with a range of wall and base mounted units with worksurfaces over and incorporating a sink/drain unit with splashbacks. Integrated AEG oven with gas hob and cookerhood over. Integrated slimline dishwasher. Radiator.

## Utility Room

1' 1" x 6' ( 0.33m x 1.83m )

Double glazed window to the side aspect. Storage and plumbing and space for washing machine.

## Bedroom One

12' 7" x 10' 1" ( 3.84m x 3.07m )

Double glazed window to the front aspect. Door into bathroom en-suite. Large fitted wardrobes and radiator.

## En-Suite

8' x 7' 5" ( 2.44m x 2.26m )

Double glazed frosted window to the front aspect. A white suite comprises of a paneled bath, wash hand basin and low level wc. Extractor fan & towel radiator.

## Family Bathroom

9' 7" x 9' 6" ( 2.92m x 2.90m )

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

## First Floor

### Bedroom Two

15' 9" x 10' 9" ( 4.80m x 3.28m )

Double glazed window to the front aspect, Eaves storage & radiator.

### Bedroom Three

15' x 13' ( 4.57m x 3.96m )

Double glazed window to the front aspect, Radiator.

## Outside

### Front Garden

A well stocked and good size front garden which wraps around the property to the driveway and double garage. Gated access to the rear garden.

### Rear Garden

An impressive rear garden lovingly looked after by the current owners. Well stocked with a number of flower and shrub borders. Door into Garage and gated access to the front. Summer house and storage shed.

### Double Garage

A great size garage with power and light.













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**EPC Rating: D**

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Tenure: Freehold



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