



**Connells**

Tanners Close  
Middleton Cheney Banbury





## Property Description

A double fronted three storey four bedroom house located in the popular village of Middleton Cheney.

On entering the property you have an entrance hall from which you have doors into the dual aspect lounge and kitchen/diner. The kitchen/diner is well equipped and spacious and has a door to the outer hall which has a door to the downstairs cloakroom, lounge and rear garden.

From the first floor landing you have three bedrooms, a family bathroom, airing cupboard and stairs to the second floor.

From the second floor landing you have a large master bedroom suite occupying the whole floor with a large bedroom area and two built-in wardrobes, windows to front and rear, door to large en-suite shower room with a double shower cubicle.

To the rear you have an enclosed rear garden which is mostly laid to lawn with a gate out to the parking and garage.

## Entrance Hall

Radiator, Stairs to the first floor. Door to storage cupboard. Door to lounge. Door to kitchen/diner.

## Lounge

19' 2" x 10' 7" ( 5.84m x 3.23m )

Double glazed window to front. Double doors to rear garden. Two radiators. Power points. Door to outer hall. Telephone point. TV point.

## Kitchen/Diner

11' 2" x 11' 2" ( 3.40m x 3.40m )

Two double glazed windows. Two radiators. Tiled floor. Built in dishwasher. Built in washing machine. Built in fridge/freezer. One and a half stainless steel sink. Double built in oven. Five ring gas hob. Wall mounted boiler. Wall and base units with worktop over. Power points. Door to outer hall.

## Outer Hall

Door to rear garden. Door to cloakroom. Power points. Door to lounge, Door to kitchen.

## First Floor Landing

Doors to all first floor accommodation. Airing cupboard. Double glazed window.

## Bedroom Two

12' 8" x 10' 7" ( 3.86m x 3.23m )

Double glazed window. Radiator. Built-in wardrobe. power points.

## Bedroom Three

11' 4" x 8' 10" ( 3.45m x 2.69m )

Double glazed window. Radiator. Power points.

## Bedroom Four

8' 10" x 7' 7" ( 2.69m x 2.31m )

Double glazed window, Radiator. Power points.

## Second Floor

### Master Suite

19' 8" x 12' 5" ( 5.99m x 3.78m )

Two windows. Two radiators. Built in wardrobes. Door to en-suite.

### En-Suite

Double shower cubicle. Heated towel rail. Wash hand basin. Low level WC. Shaving point. Tiled. Extractor fan.

## Outside

### Rear Garden

Laid to lawn. Patio area. Enclosed by fencing. Gate to parking and a garage.

## Middleton Cheney

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.

The annual Middleton Music Festival is an annual a rock music festival, usually held in about the second weekend in July.

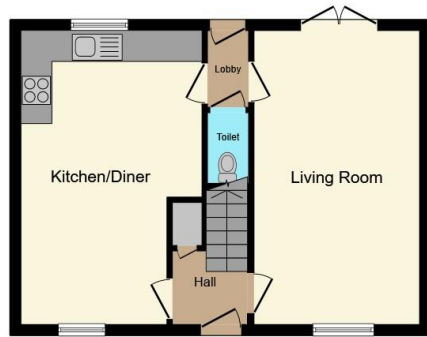




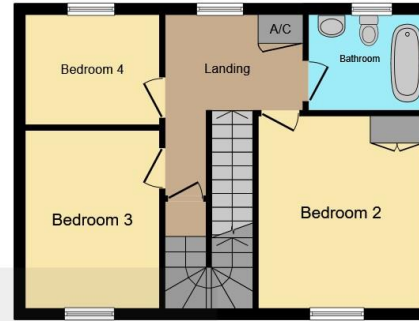




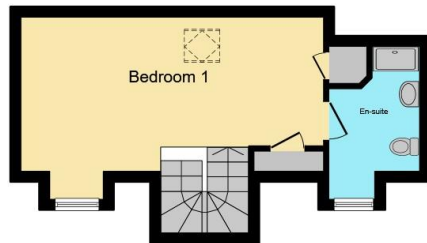




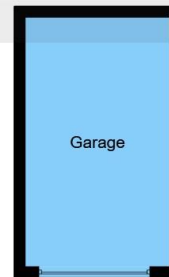
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

Connells

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: C**

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Tenure: Freehold



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