



**Connells**

Stanwell Drive  
Middleton Cheney Banbury



# Stanwell Drive Middleton Cheney Banbury OX17 2RE

for sale offers in excess of  
**£325,000**



## Property Description

A well presented three bedroom semi detached home that has been updated to a high standard by the current owners. Located in a desirable area of Middleton Cheney which is popular for local amenities, schools and access to the M40. Must be seen to be appreciated

Accommodation includes - Entrance porch leading through to entrance hall with stairs rising to the first floor and access to Lounge, dining room and kitchen. Understairs storage and storage cupboard. The lounge has a lovely bay window to the front aspect and feature fireplace. The Dining room leads out to the conservatory which overlooks the rear garden as so does the kitchen which feels modern with a Belfast sink and wooden worktops with a convenient door to the garden also.

To the first floor we have a light and airy landing with a window to the side aspect and access to the three bedrooms and a modern bathroom with walk in large shower,

Outside we have a driveway for off road parking and side access to the rear garden. The rear garden has a storage garage/workshop and is a good size with patio area then mainly laid to lawn with a number of trees, plantings and fruit trees and a gate leading to a rear path.

## Entrance Porch

## Entrance Hall

Stairs rising to the first floor , understairs storage and storage cupboard, radiator.

## Lounge

14' 5" x 13' 2" ( 4.39m x 4.01m )

Double glazed bay window to the front aspect, radiator and feature fireplace.

## Dining Room

11' x 12' 1" ( 3.35m x 3.68m )

window and doors to the conservatory, feature fireplace and radiator.

## Kitchen

7' 2" x 8' 8" ( 2.18m x 2.64m )

Double glazed window to the rear aspect, double glazed door to the side aspect. A range of wall and base mounted units with wooden worksurfaces over and incorporating a Belfast sink unit with tiled surround and mixer tap. Integrated Oven/Grill and ceramic hob.

## Conservatory

10' 9" x 7' 6" ( 3.28m x 2.29m )

Double glazed window to the rear aspect

## First Floor

## Landing

Double glazed window to the side aspect;  
Storage cupboard with Immersion tank.

## Bedroom One

11' 2" x 12' ( 3.40m x 3.66m )  
Double glazed window to the front aspect, radiator.

## Bedroom Two

11' x 11' 11" ( 3.35m x 3.63m )  
Double glazed window to the rear aspect, radiator and wash hand basin

## Bedroom Three

7' 7" x 8' 1" ( 2.31m x 2.46m )  
Double glazed window to the front aspect, radiator

## Bathroom

Double glazed frosted window to the rear aspect; Walk in large shower, vanity wash hand basin with storage and low level wc. Towel radiator.

## Outside

Outside we have a driveway for off road parking and side access to the rear garden. The rear garden has a storage garage/workshop and is a good size with patio area then mainly laid to lawn with a number of trees, plantings and fruit trees and a gate leading to a rear path.

## 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 Cheney has a pre-school 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.

## KEY FEATURES

- Three bedroom semi-detached
- Very well presented throughout
- Lounge and Dining room
- Conservatory/Utility room
- Good size and Established rear garden
- Popular for Amenities and schools
- Desirable and sought after Village location
- Easy access to the M40







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)

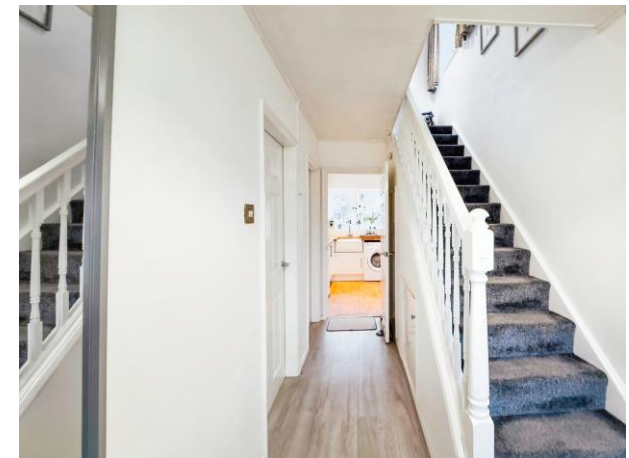
To view this property please contact Connells on

**T 01295 268 101**  
**E [banbury@connells.co.uk](mailto:banbury@connells.co.uk)**

33 Bridge Street  
 BANBURY OX16 5PN

EPC Rating: C    Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/BAN309278](http://connells.co.uk/Property/BAN309278)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BAN309278 - 0005