



**Connells**

Washle Drive  
Middleton Cheney Banbury

# Washle Drive Middleton Cheney Banbury OX17 2PY

for sale  
**£400,000**



## Property Description

Connells Estate Agents are delighted to present this three double bedroom detached home, with an additional study on the first floor, located within the sought after village of Middleton Cheney.

Accommodation comprises; entrance hall with storage cupboard, cloakroom, a spacious lounge, kitchen, separate dining room and a stunning conservatory overlooking the rear garden.

On the first floor; three generous double bedrooms, a separate study, en suite to master bedroom and a family bathroom.

Outside; a beautiful low maintenance rear garden with seating area under a pergola. There is rear access leading to the driveway and single garage. The garage can also be accessed via a separate door from the rear garden.

Middleton Cheney is one of the larger villages in the area and is by-passed by the A422 Banbury to Brackley Road. Facilities within the village include, chemist, library, bus service, village store, newsagents, post office, and a choice of public houses. The village also provides both primary and secondary schooling. More comprehensive facilities can be found in the nearby market town of Banbury including the Castle Quay Shopping Centre, and the Spiceball Leisure Centre. There is access to the M40 at Jct 11, and a mainline railway station provides a service to London Marylebone.

## Entrance Hall

Enter via door to front aspect. Storage cupboard. Wall mounted radiator. Stairs leading the first floor. Door leading to the lounge.

## Cloakroom

Low level WC and wash hand basin. Wall mounted radiator. Double glazed window to side aspect.

## Family Room

10' 1" x 8' 9" ( 3.07m x 2.67m )

Double glazed bay window to front aspect. Television point. Wall mounted radiators.

## Living Room

12' 2" x 13' 10" max ( 3.71m x 4.22m max )

## Dining Room

10' 1" x 7' 10" max ( 3.07m x 2.39m max )

Wall mounted radiator. Door leading to the kitchen. Patio doors leading to the conservatory.

## Kitchen

10' 1" x 8' 8" ( 3.07m x 2.64m )

Wall and base units. Worksurfaces. Electric hobs with extractor hood over. Integrated fridge freezer and dishwasher. Space for washing machine. Sink and drainer unit. Serving hatch to the dining room. Understairs pantry. Double glazed window to rear aspect.

## Conservatory

11' 8" x 9' 2" ( 3.56m x 2.79m )

Brick built to quarter height with uPVC double glazed windows. Underfloor heating. Patio door leading to the rear garden.

## First Floor Landing

Double glazed window to side aspect. Airing cupboard. Doors to bedrooms, bathroom and study.

## Bedroom One

16' 11" max x 9' 1" ( 5.16m max x 2.77m )

Double glazed window to front aspect. Wall mounted radiator. Partly vaulted ceiling.

## En Suite

Three piece suites comprises low level WC, vanity unit and shower cubicle. Extractor fan. Wall mounted radiator.

## Bedroom Two

10' 8" x 10' ( 3.25m x 3.05m )

Double glazed window to rear aspect. Wall mounted radiator.

## Bedroom Three

16' 11" x 7' ( 5.16m x 2.13m )

Double glazed window to front aspect. Wall mounted radiator. Partly vaulted ceiling.

## Study

6' x 4' 9" max ( 1.83m x 1.45m max )

Double glazed window to side aspect. Wall mounted radiator.

## Bathroom

Three piece suite comprising low level WC, wash hand basin and bath with shower unit over. Wall mounted radiator. Extractor fan. Double glazed window to rear aspect.









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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 Band: C

Tenure: Freehold

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