



11 Stanwell Lea

Middleton Cheney, OX17 2RF



ROUND & JACKSON
ESTATE AGENTS





A greatly extended and very well presented three-bedroom semi-detached family home with a large garden and ample off road parking. Popular village of Middleton Cheney.

The property

11 Stanwell Lea, Middleton Cheney is a very well presented and significantly extended, three-bedroom semi-detached family home with a large garden and ample driveway parking. The property was extended to the rear in around 2011 which has created a large kitchen, snug and a home office. The property is located in a popular part of the village and is within easy walking distance to the local schools, shops and amenities. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a spacious hallway, W.C, utility room, large sitting/dining room, large updated kitchen, snug/playroom and a study. On the first floor there is a landing, three bedrooms and an updated family bathroom. Outside to the front there is driveway parking for several vehicles and to the rear there is a large, low maintenance garden with wooden outbuilding. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious hallway with stairs rising to the first floor and doors leading to the ground floor accommodation. Useful under stairs storage cupboard and wood effect vinyl flooring throughout.

W.C

Fitted with a modern white suite comprising a toilet and wash basin with vanity storage beneath. There are attractive tiled splash backs and tiled flooring.

Utility Room

A really useful utility with space and plumbing for a washing machine and a tumble dryer. There is a sink with drainer and a worktop area and many storage cupboards. Wood effect vinyl flooring.

Sitting Room

A very spacious sitting/dining room which is semi open plan leading into the kitchen. There is a large window to the front aspect, further window to the side aspect and there is a log burning stove fitted. Plenty of space for a table and chairs and Amtico flooring throughout.

Kitchen/Breakfast Room

Forming part of a rear extension which was completed in 2011 with a vaulted ceiling and velux roof windows. There are French doors and a further window overlooking the rear garden and the kitchen is semi open plan leading into the snug/playroom. The kitchen itself was replaced around 5 years ago and is fitted with a good quality, Nicholls kitchen comprising a number of cashmere coloured gloss cabinets with Quartz worktops over.

There are attractive tiled splash backs and there is a breakfast bar area. The kitchen has a range of quality integrated Neff appliances including a double oven, 5 ring induction hob, extractor hood, dishwasher, full height fridge and there is a Quooker boiling and sparkling water tap fitted. There is a sink with drainer and the quality wood effect flooring from the sitting room continues.

Snug/Playroom

Forming part of a rear extension from around 2011, a really useful room which could be used as a playroom or a treatment room as there is side access. The room has lovely bi-folding doors leading into the garden and tiled flooring throughout. From here there is a door leading into a study.

Study

Useful study with a window to the side aspect and a door leading into the snug. Currently being used as a store room with tiled flooring throughout.

First Floor Landing

Doors to all first floor rooms, useful built-in storage cupboard and access to the roof space which is partly boarded with light and ladder fitted.



Three Bedrooms

Bedroom one is a large double bedroom with a window to the front aspect and there is plenty of space for wardrobes. Bedroom two is a large double bedroom with a window to the rear aspect and plenty of space for wardrobes. Bedroom three is a single bedroom with a window to the front aspect, currently being used as a dressing room.

Family Bathroom

Fitted with a modern white suite which was replaced around 4 years ago comprising a panelled bath, toilet and a wash basin. There is a large built-in vanity storage cupboard, a heated towel rail and there are attractive tiled splash backs and tiled effect laminate flooring. Window to the rear aspect.

Outside

To the rear of the property there is a large, low maintenance rear garden and a large wooden workshop. There is a composite decked area adjoining the house and an outside tap is fitted. The garden continues to a further paved area and then there is a picket fence which leads to a vegetable growing area. To the side of the property there is a useful storage area with gated access to the front of the property.

There is also access from here into the snug/playroom. To the front there is a very large gravelled driveway which provides parking for many vehicles.

Situation

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 a 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 Junction 11, and a mainline railway station provides a service to London Marylebone.

Directions

From Banbury proceed in an easterly direction toward Brackley (A422). Once you've crossed the motorway roundabout follow the dual carriageway for half a mile and on reaching the next roundabout go straight over (2nd exit) towards Middleton Cheney. As you enter the village turn left at the Dolphin public house onto the High Street, follow the road along and take the third turning on the right into Stanwell Drive.

Turn left at the T-junction onto Stanwell Lea where number 11 will be found on your left hand side after around 100 yards.

Services

All mains services connected. The Worcester gas fired combi boiler is located in the loft.

Local Authority

South Northants Council. Tax band C.

Viewing arrangements

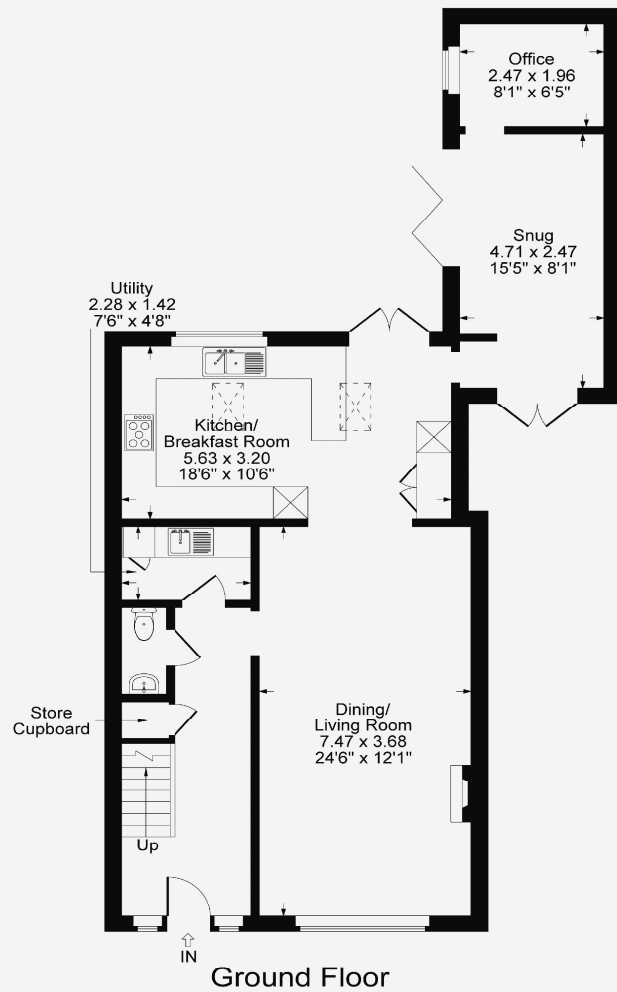
By prior arrangement with Round & Jackson.

Tenure

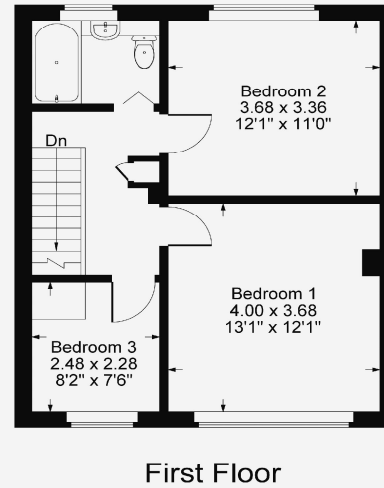
A freehold property.

Asking Price: £395,000





Approximate Gross Internal Area
 Ground Floor = 82.60 sq m / 889 sq ft
 First Floor = 45.43 sq m / 489 sq ft
 Total Area = 128.03 sq m / 1378 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T 01295 279953 E office@roundandjackson.co.uk

Bloxham – High Street, Bloxham, Oxon, OX15 4LU

T 01295 720683 E office@roundandjackson.co.uk

www.roundandjackson.co.uk

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.



ROUND & JACKSON
 ESTATE AGENTS