



18 Washle Drive, Middleton Cheney, Banbury, Oxon OX17 2PY  
£335,000 Freehold

**Stanbra  
Powell** Estate Agents  
Valuers  
Property Lettings





*A three bedroom detached home located in the sought after village of Middleton Cheney, offering well balanced accommodation and a good-sized rear garden. The property includes a living room, kitchen/dining room opening into a conservatory, and three bedrooms with a family bathroom. To the rear, there is a garage with additional parking. Conveniently positioned close to local amenities including shops and schools, the property is offered for sale with no onward chain.*

Entrance hallway | Living room | Kitchen/Dining room | Conservatory | Three bedrooms | Bathroom | Good size rear garden | Garage with parking to rear | No onward chain

### Ground Floor

#### **Entrance Hallway**

Accessed via a UPVC double-glazed door, with window to the front aspect, tiled flooring, and wall mounted radiator.

#### **Living Room**

A spacious room with window to the front aspect, gas fire, tiled flooring, and spotlights. Double doors lead through to the kitchen/dining room.

#### **Kitchen**

Fitted with a range of base and eye-level units with laminate worktops, incorporating sink unit, oven, gas hob, and extractor. Space and plumbing for additional appliances including washing machine and fridge freezer. Window overlooking the rear garden.

#### **Dining Area**

Providing space for a table and chairs, with understairs storage cupboard housing the Glowworm boiler and fuse box. Open plan into:

#### **Conservatory**

UPVC construction with polycarbonate roof, windows to all sides, and double doors opening onto the rear garden. Tiled flooring.

### First Floor

#### **Landing**

With window to the side aspect, loft access, airing cupboard housing hot water tank, and doors to all rooms.

#### **Bedroom One**

A good sized double bedroom with window to the front aspect and wall mounted radiator.

#### **Bedroom Two**

Double bedroom overlooking the rear garden.

#### **Bedroom Three**

Single bedroom with front aspect window and built-in storage cupboard.

#### **Bathroom**

Fitted with a three-piece suite comprising WC, wash hand basin, and panel bath with electric shower over. Fully tiled walls, heated towel rail, and obscured window to the rear.

### Outside

#### **Front**

Mainly laid to lawn with a paved pathway leading to the front door and side access to the rear.

#### **Rear Garden**

A good-sized garden with a patio area leading onto a lawn, with pathway, planted borders, and enclosed by timber fencing. Gated rear access leads to the garage.

#### **Garage and Parking**

Single brick-built garage with up-and-over door, power and lighting, and personal door from the garden. Additional parking is available in front of the garage, accessed via Longburges.

Middleton Cheney lies approximately three miles east of Banbury and 2 miles east of Junction 11 of the M40. There is easy access to Banbury railway station with regular trains to London and Birmingham. Within the village amenities include primary and secondary schooling, nursery and pre-school, library, mini-supermarket, chemist, post office and shops. There is a bus service, church and public house.

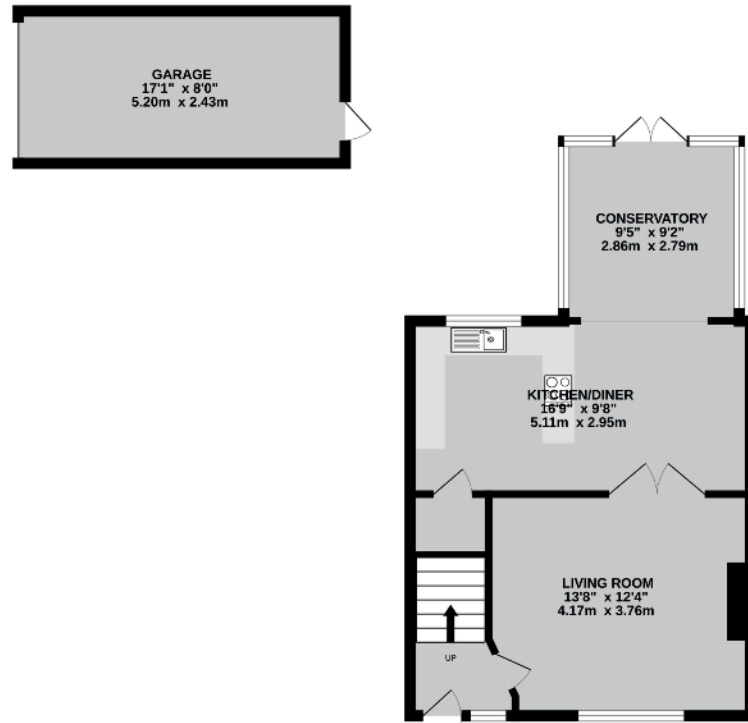
Services: All Council Tax Banding: C  
Authority: South Northants Council



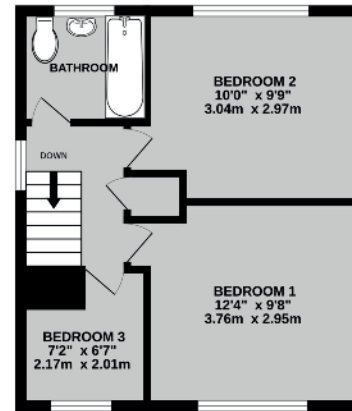




GROUND FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Important Agent's Note** All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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