





Offering extensive family accommodation, this spacious and versatile five-bedroom detached home is located in a private no through close in the sought-after village of Middleton Cheney, featuring a large dining kitchen with family area and utility room, dual aspect living room, ground floor cloakroom, five double bedrooms with en suite to main bedroom, and two further bathrooms. Private gardens, double garage and driveway parking, with excellent transport links nearby at M40 J11 and rail links at Banbury

8 Slade Leas, Middleton Cheney, Banbury, OX17 2NH

An impressive five-bedroom, three-bathroom detached family home arranged over three floors

Set within a quiet and desirable residential development in the heart of the ever-popular village of Middleton Cheney, this substantial detached property offers generous, versatile accommodation ideal for modern family living.

Arranged over three well-planned floors, the home combines spacious reception areas with well-proportioned bedrooms, making it equally suited to growing families, multi-generational living or those working from home.

Ground Floor

The welcoming entrance hall sets the tone for the rest of the property, leading to a bright and comfortable living room with French doors opening onto the rear garden — perfect for relaxing or entertaining. A separate dining area provides excellent space for family meals and gatherings, while the well-appointed kitchen features ample cabinetry, integrated appliances and space for casual dining. A cloakroom/WC completes the ground floor.

First Floor

The first floor offers a generous principal bedroom with en-suite shower room, along with two further well-proportioned bedrooms and a modern family bathroom. These rooms are ideal for children, guests or flexible home-office use.

Second Floor

The top floor provides two additional bedrooms, offering excellent versatility — ideal as guest rooms, teenage suites or dedicated work-from-home spaces — along with a further bathroom, making this level particularly self-contained.

Outside

To the front, the property benefits from a double garage with up-and-over doors and a private driveway providing ample off-road parking for multiple vehicles. The rear garden is enclosed and well suited to outdoor dining, children's play or simply enjoying the quieter village setting.

Location

Middleton Cheney is a thriving and well-served village offering a strong sense of community alongside excellent everyday amenities, including

local shops, a Co-op supermarket, primary and secondary schools, pubs, cafés and recreational facilities.

The village is ideally positioned for commuters, with excellent access to the A422 and A43, connecting quickly to the M40 for routes towards London and Birmingham. Regular bus services operate through the village, providing convenient links to Banbury, Brackley and surrounding areas. Banbury mainline railway station offers fast services to London Marylebone, making this an ideal base for those needing both rural living and strong transport connections.

A range of market towns and countryside walks are also within easy reach, offering the best of village life with urban convenience close at hand.









Ground floor:

Entrance hall with staircase to first floor

Front aspect sitting room

Open-plan dining / family room with access to the rear garden

Fitted kitchen positioned off the dining area

Utility room with internal access to the garage

Ground floor cloakroom / WC

Integral double garage

First Floor:

Landing area

Principal bedroom with en-suite bathroom

Three further bedrooms

Family bathroom

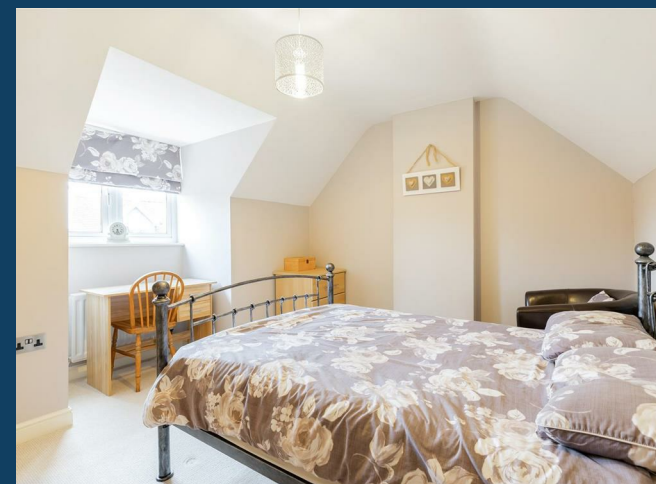
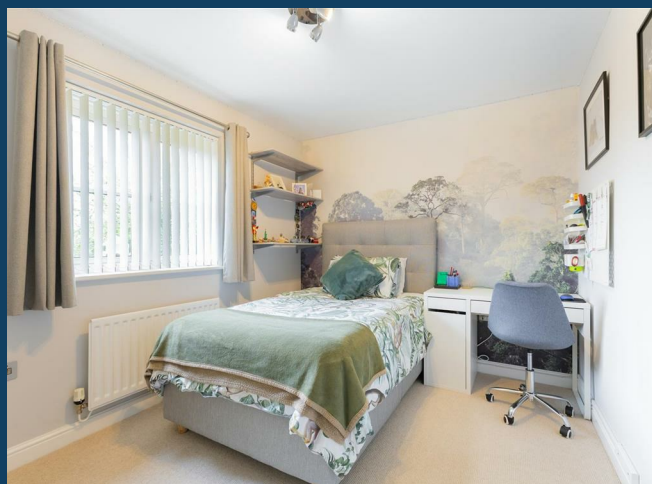
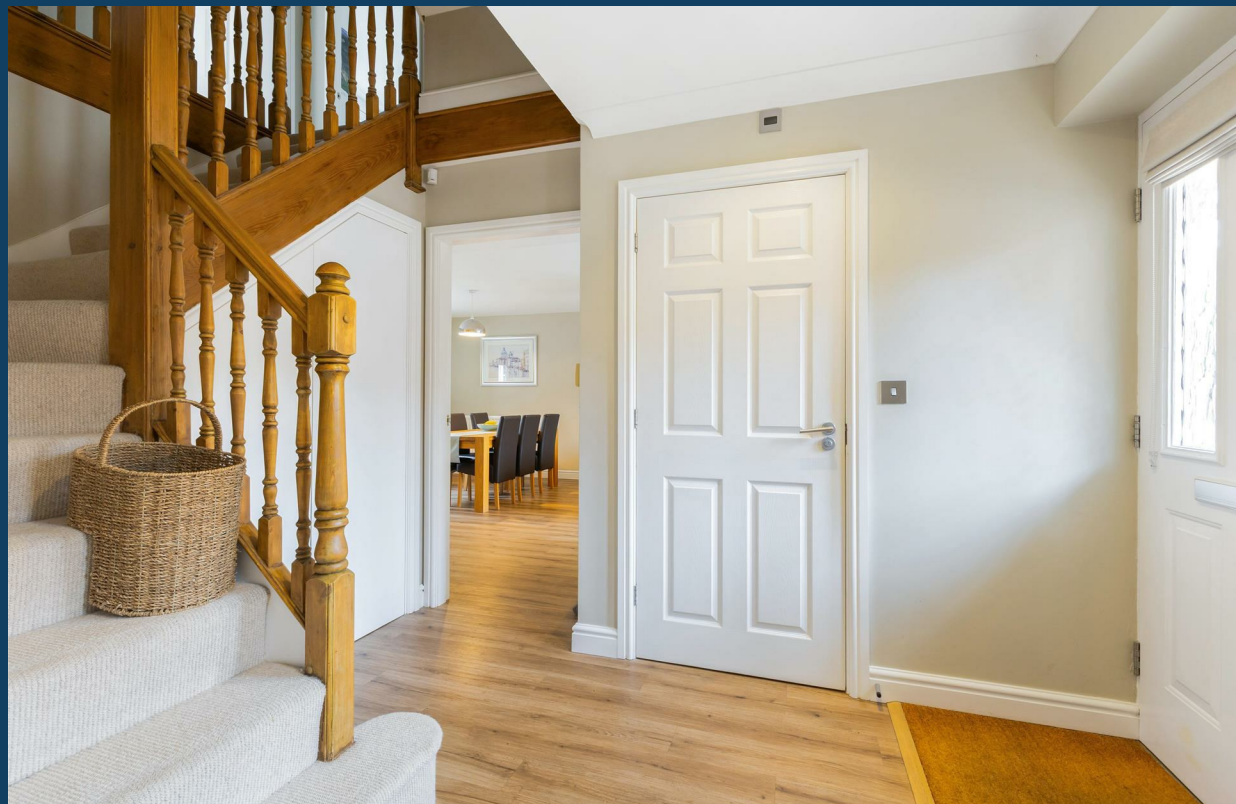
Second Floor :

Landing area

Fifth bedroom

Study / sixth bedroom option

Shower room









Approximate Floor Area = 178.2 sq m / 1918 sq ft  
Garage = 20.0 sq m / 215 sq ft  
Total = 198.2 sq m / 2133 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>72</b>	
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 