



7 Salmons Lane, Middleton Cheney, Banbury, Oxon OX17 2NF

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings



*Individual detached four bedroom family home,  
located in a quiet country lane.*

Large entrance hall | Living room | Kitchen/dining room |  
Bedroom 4/study | Bathroom | Three first floor bedrooms | WC  
| Good size plot | Driveway | Garage.

Located in a quiet country lane in the popular village of Middleton Cheney is this four bedroom detached family home. The property was built by the current owners in 1968 and has an individual design with great potential to extend (subject to necessary planning permissions). The property benefits from a good sized plot, with driveway, single garage, four bedrooms, living room, kitchen/dining room, and two bathrooms. Whilst the property has been well maintained by the current owner, it would now benefit from updating.

### Ground Floor

Entrance via double glazed door. Covered porch area.

**Entrance hallway:** A large open space with a central staircase rising to first floor. Two double glazed windows overlooking front garden. Radiator. This space could be used as a study/play area.

**Living room:** Spacious living room, with UPVC double glazed window to the front aspect and double doors opening up onto the rear garden. Two radiators. Open fire with stone surround.

**Kitchen:** Range of base and eye level units. Laminate worktop. Built-in sink unit. Four ring electric hob with extractor hood above. Built-in oven. Space and plumbing for fridge/freezer, and washing machine. Cupboard housing fuse box. Floor standing boiler (last serviced in July 2025). Tiled flooring. Two large storage cupboards, one fitted out with shelving and the other housing hot water tank and additional shelving. Double glazed windows overlooking side and rear gardens. UPVC double glazed door leads into the rear garden. Radiator.

**Bathroom:** Five piece suite comprising low level of WC, two wash hand basins, tile panel bath and separate shower cubicle with shower over. UPVC double glazed obscured window to the side aspect. Fully tiled walls and flooring. Radiator.

**Bedroom four:** Double bedroom with UPVC double glazed windows to front and side aspects. Two built-in wardrobes. Radiator. This room could also be used as a study/playroom.

### First Floor

**Landing:** Spacious landing area with storage into the eaves. Large additional storage cupboard.

**Main bedroom:** Good size double bedroom with UPVC double glazed dormer window overlooking rear garden. Storage cupboard used as wardrobe area with further storage into the eaves. Radiator.

**Bedroom two:** UPVC double glazed dormer window overlooking rear garden. Radiator. Storage cupboard housing cold water tank.

**WC:** Two piece suite comprising low level WC and wash hand basin. Tiled flooring and splashback areas. Radiator. UPVC double glazed obscured window to the side aspect.

**Bedroom three:** Single bedroom with UPVC double glazed window to the front aspect. Radiator. Storage into the eaves.

### Outside

**Front: Tarmac driveway** for two vehicles. The rest of the front garden is mostly laid to lawn and is a large area that could be used for more parking if required. Stone wall surrounding the front garden. Gated access leads to the rear. Pathway leads to the front door.

**Garage:** Slightly larger than a standard single garage. Part stone, part brick built with electric roller door. Power and light connected. Single glazed metal window overlooks the side garden area.

**Rear garden:** A good size garden largely laid to lawn with various mature trees and shrubs. To the side of the property is a useful area which is also laid to lawn with flower and shrub borders and pathway leading to gated side access to the driveway. Small area housing oil tank and bins, this area is screened by a mature hedge. There is potential to open up access on the other side of the property to provide additional access if required. The garden itself is enclosed mostly by timber panel fencing, and a stone wall.

### Location

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:** E  
**Authority:** South Northants Council





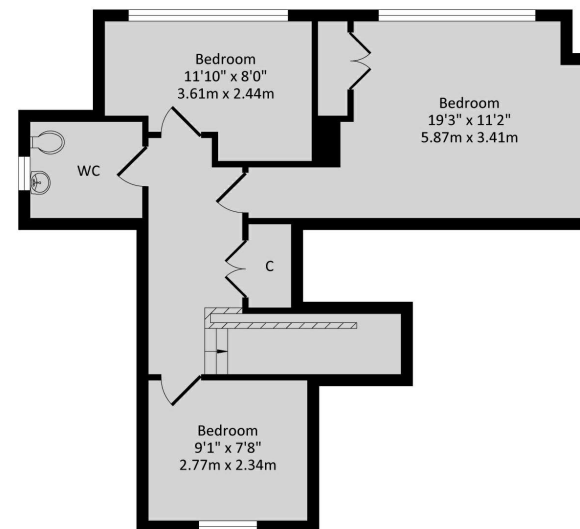
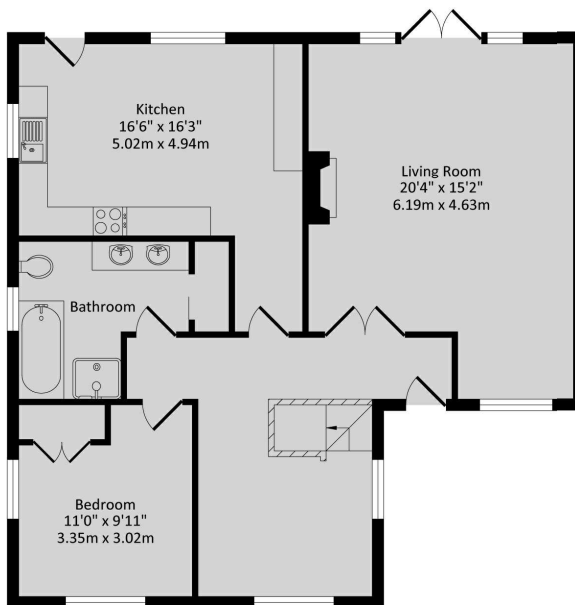
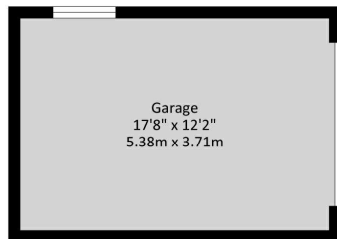




Garage  
215 sq.ft. (20.0 sq.m.) approx.

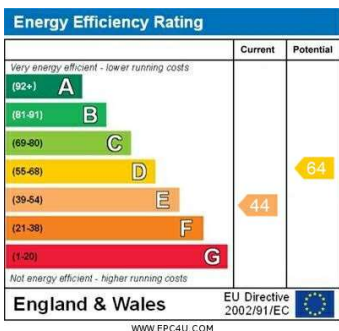
Ground Floor  
873 sq.ft. (81.10 sq.m.) approx.

First Floor  
499 sq.ft. (46.40 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1587 sq.ft. (147.50 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



**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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