



24 Washle Drive, Middleton Cheney, Banbury OX17 2PY
£440,000 Freehold

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





Deceptively spacious four bedroom detached house located within this sought after South Northants village.

Spacious entrance hall | Cloakroom | Living/dining room |
Separate sitting room/family room | Kitchen/breakfast room
| Four first floor bedrooms | Bathroom | Enclosed rear
garden | Further garden to front | Garage | Driveway |
Double glazing | Gas radiator heating

Offered in excellent decorative order throughout and providing versatile ground floor accommodation a four bedroom detached house with garage and parking located within walking distance of an array of amenities including primary and secondary schools, arcade of shops and bus routes.

Ground Floor

Front door.

Entrance hall: Stairs rising to first floor. Two useful store cupboards. Understairs storage cupboard.

Cloakroom: Low level WC. Wall mounted handbasin. Tiling to splashback areas.

Kitchen/breakfast room: Comprising of bowl and a half inset sink unit and drainer. Comprehensive range of ivory fronted wall and base units with complementary tiling to splashback areas. Ample work surface with free space and plumbing for washing machine. Space for dishwasher. Integrated stainless steel oven. Space for range cooker. Extractor. Free space for American style fridge freezer. Cupboard housing Glow Worm energy 25r gas boiler for domestic hot water and central heating. Serving hatch to dining area. Laminate flooring.

Living/dining room: Window overlooking garden. Laminate flooring. Archway through to further;

Sitting/family room: Double glazed door giving access to garden. Window overlooking garden. Laminate flooring.

First Floor

Spacious landing: Access to loft which is insulated with light. Airing cupboard housing hot tank and immersion heater installed in 2021.

Master bedroom a generous double bedroom to rear aspect.

Bedroom two is a double bedroom to rear aspect. Laminate flooring.

Bedroom three is a double bedroom to side aspect.

Bedroom four single bedroom to front aspect.

Family bathroom: Modern white suite comprising of panelled bath. Handbasin with inset vanity unit. Low level WC. Tiling to splashback areas. Tiled flooring. Extractor.

Outside

Rear garden: Enclosed by close boarded fencing. Laid to lawn. Large patio area. Flowers, shrubs and bushes. The garden measures approximately 40 ft in length x 36 ft width. Access front to back via wooden gate.

Brick built garage to rear of the garden with metal up and over door. Light and power.

There is a **driveway** providing off road parking for two/three vehicles.

Front: Open plan, laid to lawn. Pathway to front door.

Middleton Cheney

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.

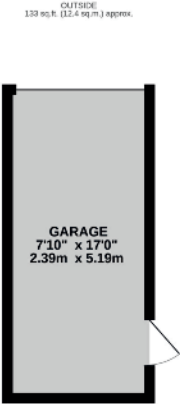
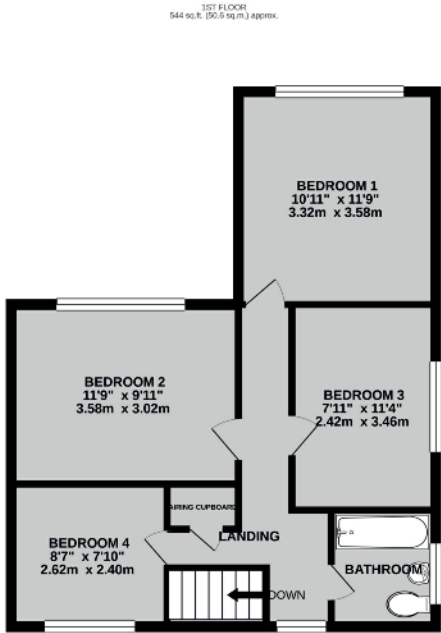
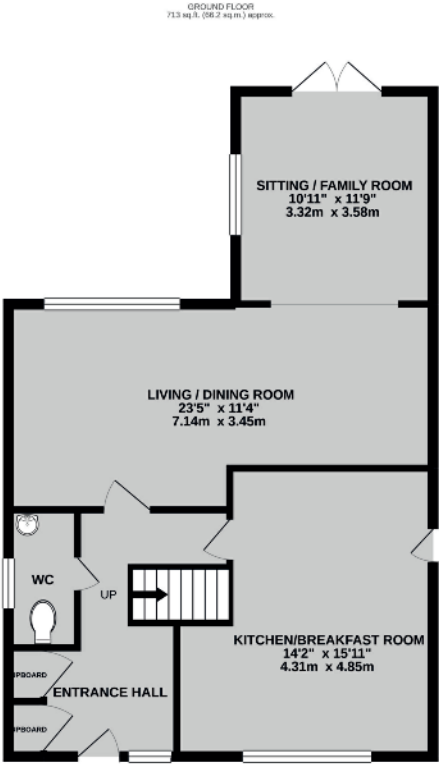
Services: All **Council Tax Banding:** E
Authority: South Northants Council

Directions: Directions: From Banbury Cross proceed to junction 11 of the M40. At the large roundabout take the third exit, signposted to Middleton Cheney. At the next roundabout take the third exit again which leads onto the bypass. Continue on bypass for approximately one mile, taking the left turn to Middleton Cheney, next left into Washle Drive.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 1391 sq.ft. (129.2 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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