



64 Horton Road, Middleton Cheney, Banbury, Oxon OX17 2LJ
£295,000 Freehold

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



A semi-detached bungalow occupying favoured corner plot, offered with no onward chain.

Entrance porch | Entrance hall | Living room | Conservatory
| Kitchen | Two bedrooms | Bathroom | Enclosed private rear garden | Gardens to front and side | Driveway

Located in this well served sought after village, a well presented two bedroom semi-detached bungalow benefiting from a conservatory and complemented by a private rear garden.

Accommodation

Front door.
Entrance porch: Door through to entrance hall.

Entrance hall: Access to loft. Useful store cupboard. Door through to living room.

Living room: Feature stone fireplace. Double glazed door giving access to conservatory.

Conservatory: Brick and UPVC construction with polycarbonate roof. Double glazed doors giving access to the garden.

Kitchen: Contemporary Shaker style wall and base units. Stainless steel sink unit and drainer. Complementary tiling to splashback areas. Free space and plumbing for washing machine. Space for slim-line dishwasher. Integrated 4 ring gas hob with electric oven under, extractor over. Useful store cupboard. Baxi wall mounted gas boiler for domestic hot water and central heating.

Master bedroom: Double bedroom to side aspect.

Bedroom two: Double to side aspect.

Bathroom: White suite comprising of cast iron bath with thermostatic shower unit over, pedestal handbasin and low level WC. Towel rail. Tiling to splashback areas.

Outside

Rear garden: Enclosed by fencing giving a good degree of privacy. Predominantly laid to lawn. Patio area. Hardstanding for shed. Flowers, shrubs and bushes. Outside tap. The garden measures approximately 35 ft in length. Access to front via gate.

Front and side: Open-plan, laid to lawn. Pathway to front door. Shrubs and bushes.

Shingle driveway: Off road parking for one vehicle.

Due to the property occupying a corner plot there is potential for further off road parking subject to necessary planning permissions.

Agents Note

The heating system was installed approximately 7 years ago. The consumer unit was upgraded 7 years ago.

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

Directions: From Banbury Cross proceed east towards the M40 motorway junction. Cross over at the roundabout heading towards Brackley / Northampton. At the next roundabout take the second right into the village of Middleton Cheney. Continue along this road, passing the shops on the right and primary school on the left. Take the second right into Horton Road.

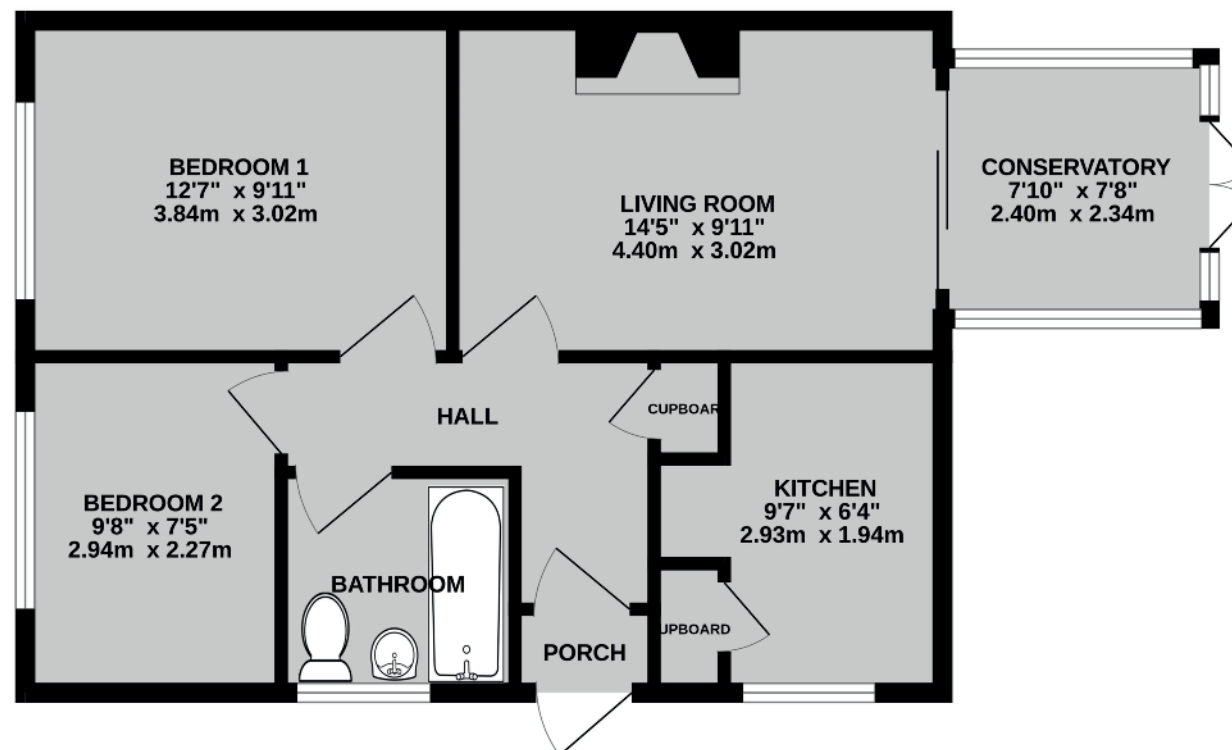






GROUND FLOOR 605 sq.ft. (56.2 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 605 sq.ft. (56.2 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.

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Viewing: Through appointment with Stanbra Powell

