



15 Horton Close, Middleton Cheney, Banbury, Oxon OX17 2LQ  
£325,000

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings





*A detached bungalow enjoying a cul-de-sac location within this well served South Northants village.*

**Entrance hall | Living room | Conservatory | Kitchen | Two double bedrooms | Shower room | Garage | Driveway | Gas central heating | Double glazing**

Located in the heart of this well served village is a two bedroom detached bungalow benefiting from conservatory and offered with no onward chain.

### Ground Floor

Front door leads to:

**Entrance Hall:** Airing cupboard housing hot water immersion heater, access to loft.

**Living Room:** Two windows to side aspect, feature fireplace. Sliding double glazed doors giving access to:

**Conservatory:** Brick and PVC construction, double glazed windows overlooking garden. Door giving access to the garden.

Hallway door giving access to:

**Kitchen:** A range of contemporary white fronted wall and base units, stainless steel sink and drainer. Complementary work surfaces, tiling to splashback areas. Free space for plumbing for washing machine, integrated flooring electric hob with stainless steel electric oven under, extractor over. Work surface has free space under for fridge or freezer. Serving hatch to living room. Wall mounted Gloworm gas boiler for domestic hot water and central heating. Double glazed window to rear door giving access to the garden.

**Bedroom one:** Double bedroom to front aspect with feature box bay window.

**Bedroom two:** Double bedroom to front aspect. All windows are double glazed with gas central heating.

**Shower Room:** White suite comprising of low level wc, pedestal handbasin, fully tiled shower cubicle, further tiling to splashback areas. Shavers socket and light. Window to side. Vinyl laid flooring.

### Outside

**Rear garden:** Enclosed by fencing. Low maintenance laid to patio. Areas laid to shingle, flower, shrubs and bushes. Access to the driveway via a gate. Outside tap. Garden measuring approximately 30 ft in length.

To the side of the property is a brick built:

**Single garage:** with pitched roof for further storage. Metal up and over door giving access to the garden.

**Front:** Tarmac driveway for off-road parking for several vehicles.

Further outside tap and to the front of the property is a small open plan area laid to lawn and pathway to the front door.

**Services:** All  
**Council Tax Banding:** C  
**Authority:** Cherwell District Council

**Directions:** From Banbury Cross proceed north to the traffic lights and continue onto the Southam Road and at the large roundabout turn right into Hennef Way. Continue to the next two roundabouts, onto the motorway intersection and go onto the A422 Brackley Road, by-pass Middleton Cheney, taking the last turn back into Middleton Cheney and turn left into Washle Drive. Continue through Washle Drive, which leads into Horton Drive and Horton Close can be found on the right hand side.

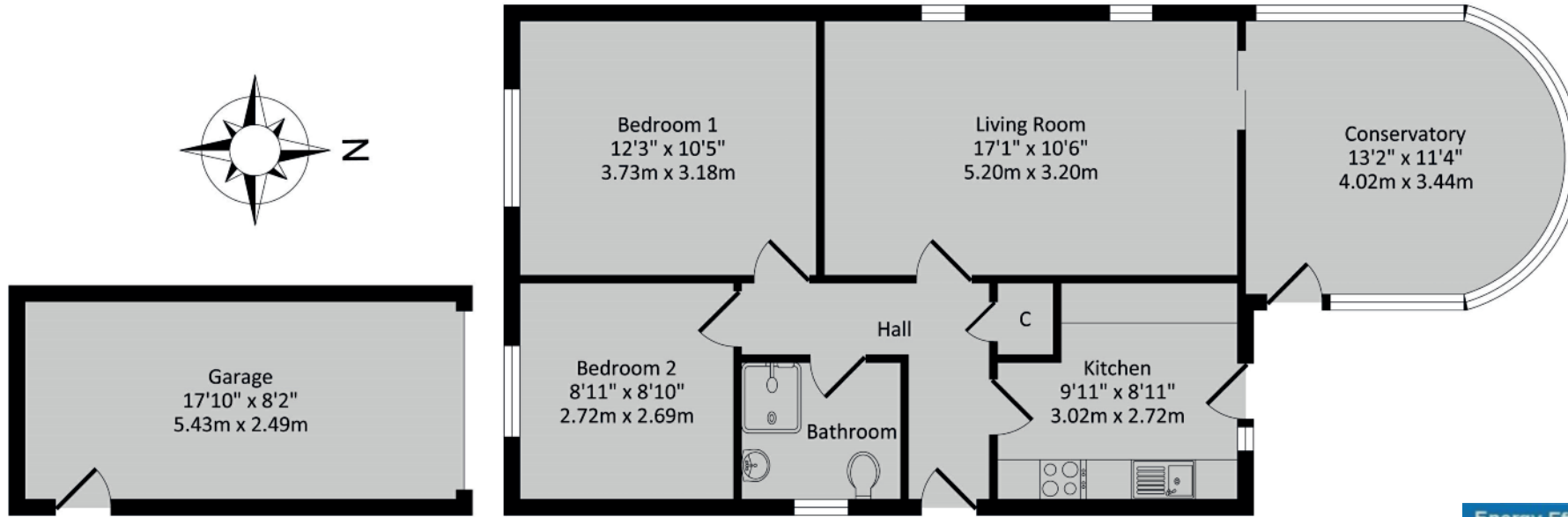






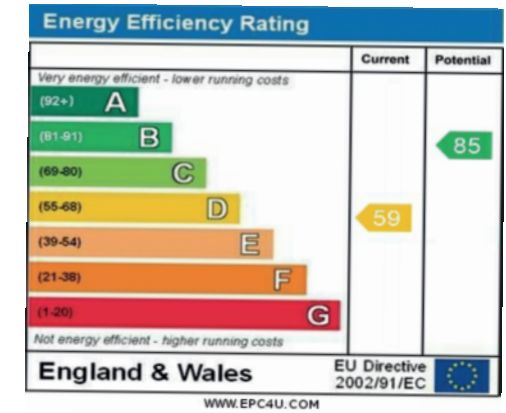
**Garage**  
 145 sq.ft. (13.50 sq.m.) approx.

**Ground Floor**  
 725 sq.ft. (67.40 sq.m.) approx.



**TOTAL APPROX. FLOOR AREA 870 sq.ft. (80.90 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.

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Viewing: Through appointment with Stanbra Powell

