



8 Slade Leas

Middleton Cheney, OX17 2NH



ROUND & JACKSON  
ESTATE AGENTS





An immaculately presented six-bedroom detached townhouse, situated in a quiet cul-de-sac within the highly sought-after village of Middleton Cheney, offering versatile living accommodation arranged over three floors. The property benefits from excellent schooling, all within easy walking distance.

#### The property

The ground floor comprises an entrance hallway, WC, sitting room, and an open plan kitchen/diner with adjoining utility room. To the first floor are four well-proportioned bedrooms, including a main bedroom with ensuite, alongside a family bathroom. The second floor offers two further bedrooms and a shower room with WC, ideal for guests or flexible family use. Outside, the property provides driveway parking for up to four vehicles and a one and a half size garage. To the rear is a very private, lawned garden. We have prepared a floor plan to show room sizes and layout; some of the main features include the spacious and flexible accommodation, excellent condition throughout, and desirable village location. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

#### Entrance Hallway

A spacious entrance hallway with stairs rising to the first floor and a large built-in storage cupboard beneath. A window to the front aspect provides natural light, with doors leading to all ground floor rooms. High-quality wood-effect Karndean flooring is fitted throughout.

#### Sitting Room

A generously sized sitting room with a window to the front aspect and French doors opening onto the rear garden. The Karndean flooring continues seamlessly from the hallway. A central fireplace features an inset coal-effect gas fire.

#### W.C

Fitted with a white suite comprising a low-level WC and wash basin set within a vanity unit. Finished with attractive tiling, a window to the front aspect, heated towel rail, and continuation of the Karndean flooring.

#### Kitchen and Family Room

A large and impressive open-plan space, ideal for modern family living and entertaining. The kitchen is fitted with oak shaker-style cabinetry complemented by granite worktops and upstands, with two inset sinks and drainer. Integrated dishwasher, range cooker with extractor hood, and space for a freestanding fridge freezer.

A breakfast bar provides additional seating. The room benefits from windows to the front and four windows to the rear, along with a glazed door leading to the garden and an internal door to the utility room. The kitchen area is finished with tile effect Karndean flooring, opening into a spacious dining area with ample room for a table and chairs and additional furniture, with Karndean flooring continuing throughout.

#### Utility Room

A spacious utility room fitted with a sink and drainer, base units, and granite worktops. There is space and plumbing for a washing machine and tumble dryer. Karndean flooring is fitted, and a glazed door provides access to the rear garden.

#### First Floor Landing

With doors leading to four bedrooms and stairs rising to the second floor.

#### Bedroom One

A large principal bedroom with a window to the front aspect, fitted wardrobes, and a built-in cupboard housing the hot water system. The en-suite is fitted with a white suite comprising a walk-in shower cubicle with rainfall shower and handheld attachment, WC, and wash basin with vanity storage. Attractive tiled splashbacks, window to the rear aspect, heated towel rail, and quality vinyl flooring.

#### Bedroom Two

A double bedroom with a window to the front aspect and built-in wardrobes.

#### Bedroom Three

A double bedroom with a window to the front aspect and built-in wardrobes.



#### Bedroom Four

A double bedroom with three windows to the rear aspect and fitted shelving/storage cupboards.

#### Family Bathroom

Fitted with a white suite comprising a panelled jacuzzi bath, separate shower cubicle with rainfall shower and handheld attachment, and wash basin with vanity storage. Attractive tiling, heated towel rail, wood-effect flooring, and a window to the front aspect.

#### Second Floor Landing

With doors to two further bedrooms and the shower room, along with low-level eaves storage.

#### Bedroom Five

A double bedroom with fitted wardrobes, window to the front aspect, and some restricted head height.

#### Bedroom Six

A small double bedroom featuring a built-in desk and shelved cupboard, window to the front aspect, low-level eaves storage, and some restricted head height.

#### Shower Room

Fitted with a white suite comprising a shower cubicle, WC, and wash basin with vanity storage. Velux-style window to the rear aspect and some restricted head height.

#### Outside

To the rear there is a good-sized and highly private rear garden, mainly laid to lawn with planted borders and established trees. A large porcelain patio provides an excellent seating area, with an additional paved patio at the foot of the garden. Further benefits include an outside tap, outdoor power sockets, gated side access, and a timber shed which will remain. To the front there is a paved frontage with gravelled borders, enclosed by a picket fence and hedgerow. The driveway provides parking for up to four vehicles and includes a screened bin storage area.

#### Garage

An L-shaped garage, formerly part of a double garage, with two up-and-over doors to the front. Power and lighting are connected, with a rear pedestrian door to the garden. The Worcester gas-fired boiler is also located here.

#### Situation

Middleton Cheney is one of the larger villages in the area and is bypassed by the A422 Banbury to Brackley Road. Facilities within the village include, chemist, library, bus service, village store, newsagents, post office, and a choice of public houses.

The village also provides both primary and secondary schooling. More comprehensive facilities can be found in the nearby market town of Banbury including the Castle Quay Shopping Centre, and the Spiceball Leisure Centre. There is access to the M40 at Jct 11, and a mainline railway station provides a service to London Marylebone.

#### Directions

From Banbury proceed in an easterly direction towards Middleton Cheney on the A422. At the Middleton Cheney roundabout take the second exit onto Mansion Hill, follow this road into the village as it becomes Main Road. Turn left on Waters Lane and then the second left for Slade Leas. The property is located after a short distance of the left-hand side.

#### Services

All mains services connected. The gas fired boiler is located in the garage.

#### Local Authority

West Northants Council. Tax band G.

#### Viewing arrangements

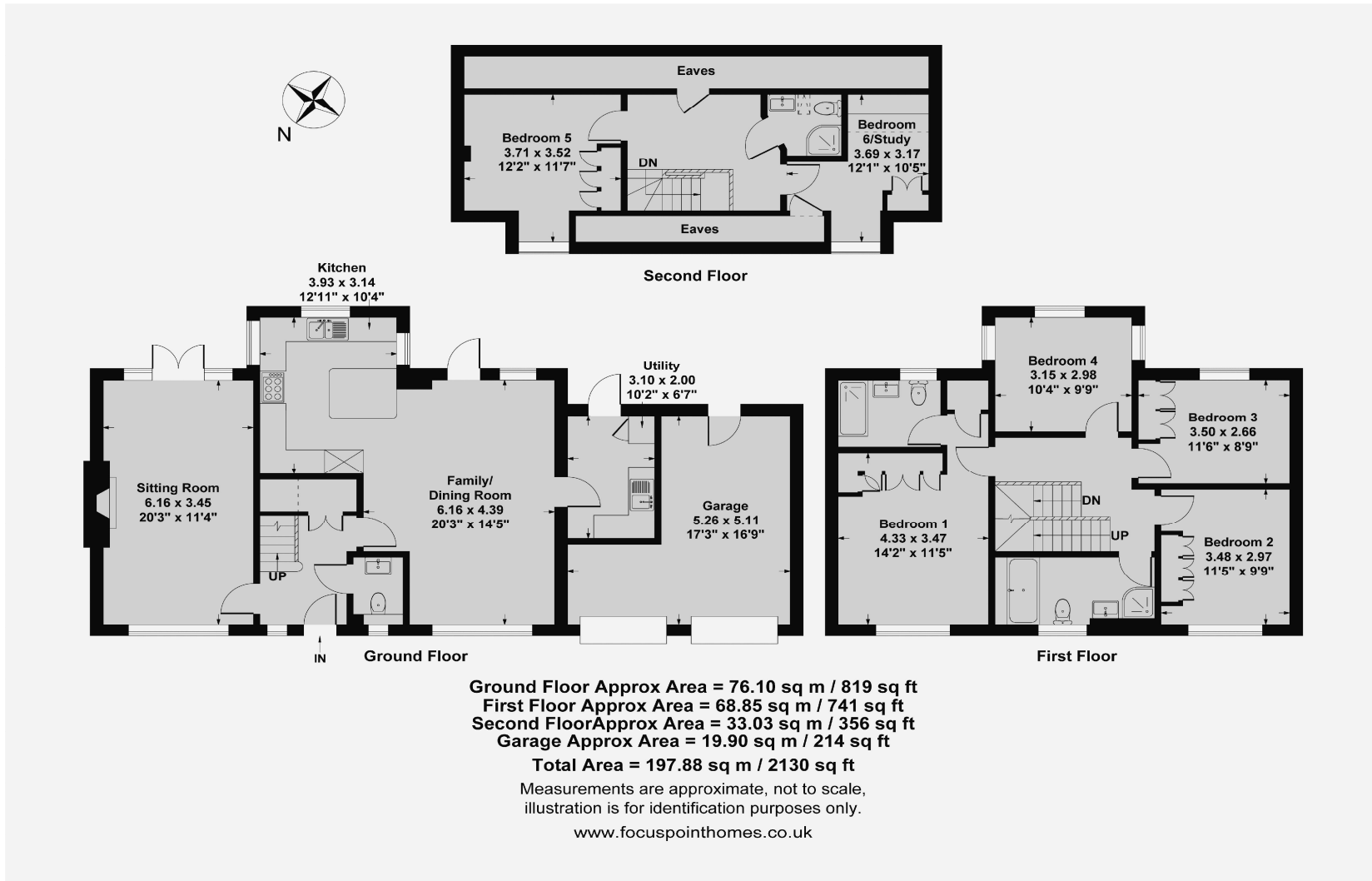
By prior arrangement with Round & Jackson.

#### Tenure

A freehold property.

**Asking Price: £750,000**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T 01295 279953 E office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T 01295 720683 E office@roundandjackson.co.uk

www.roundandjackson.co.uk

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.



ROUND & JACKSON  
ESTATE AGENTS