



69 Stanwell Lea, Middleton Cheney, Banbury, Oxon OX17 2RF
£315,000

**Stanbra
Powell**

Estate Agents
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Property Lettings





An extremely well presented semi-detached house located within this sought after village complemented by a generous size rear garden.

Entrance hall | Living/dining room | Recently installed kitchen | Three first floor bedrooms | Modern bathroom | Gas central heating | Double glazing | Gardens to front and rear | Driveway

Offered in excellent decorative order throughout, a well presented three bedroom semi-detached house located within this sought after village providing generous size accommodation throughout. The property is within walking distance of many amenities including primary and secondary schools, arcade of shops and bus routes.

Ground Floor

Recessed porch with tiled floor leads to newly installed front door.

Entrance hall: Stairs rising off to first floor. Tiled flooring. Useful understairs storage cupboard. Door through to;

Living/dining room: Dual aspect room with double glazed window to front. Double casement doors giving access to rear. Windows are approximately six years old. Contemporary laminate flooring.

From the hallway door through to kitchen.

Kitchen: Newly installed contemporary tongue and groove units with complementary tiling to splashback areas. Stainless steel inset sink unit and drainer. Integrated four ring electric hob with stainless steel electric oven under and stainless steel canopy extractor over. Free space and plumbing for washing machine. Integrated fridge/freezer. Tiled flooring. Window overlooking garden. Door giving access to garden.

First Floor

Landing: Access to spacious loft with potential to convert (subject to necessary planning permission). Worcester gas combination boiler for domestic hot water and central heating.

Master bedroom: Generous double bedroom to front aspect.

Bedroom two: Generous double bedroom to rear aspect.

Bedroom three: Single bedroom to front aspect.

Bathroom: Newly installed white suite comprising of P-shaped panelled bath with thermostatic shower unit over, handbasin with inset vanity unit and low level WC. Contemporary tiling to splashback areas. Heated towel rail.

Outside

Rear garden: Fully enclosed by close board and fencing. Predominately laid to lawn. Recently installed large decking area. Patio area. Approximately measuring 70 ft in length. Outside tap.

Substantial timber workshop with light and power. Approximately 15 ft in length x 9 ft.

Front: Open plan laid to lawn with pathway to front door.
Driveway to side providing off road parking for one vehicle. Wrought iron gates leading to further driveway.

The property benefits from planning permission for a single storey rear extension. This was granted on 23rd June 2021 and works are required to begin 3 years from this date. Further information is available upon request.

Energy efficiency rating: C

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 to Junction 11 (M40), continue over the intersection onto the A422 Brackley Road. At the first roundabout take the turn to Middleton Cheney and turn left at The Dolphin public house into the Chacombe Road, take the third turning on the right hand side into Stanwell Lea.

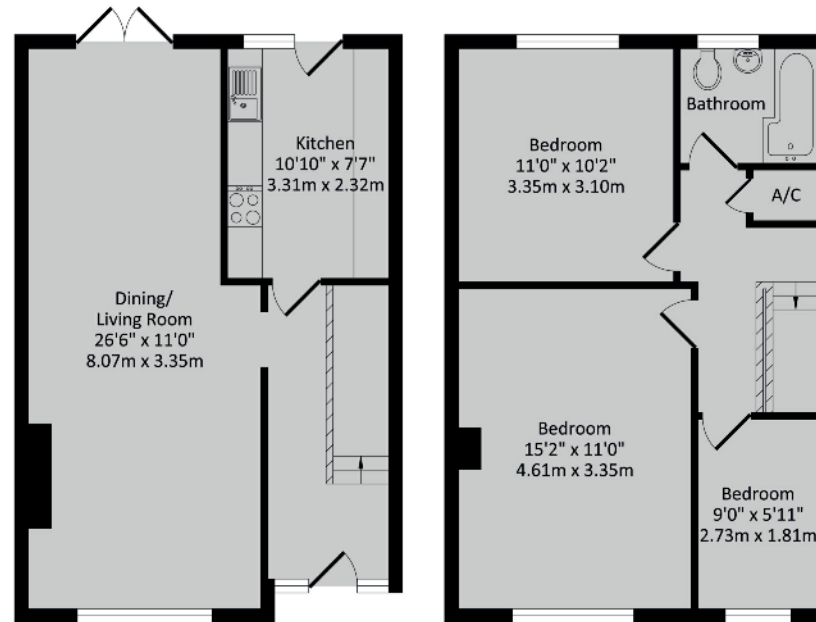






Ground Floor
442 sq.ft. (41.10 sq.m.) approx.

1st Floor
451 sq.ft. (41.90 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 893 sq.ft. (83.0 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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