



6 Stanwell Lea, Middleton Cheney, Banbury OX17 2RG  
£299,950

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

*Spacious semi-detached house within sought after location enjoying generous size plot within this sought after village.*

**Recessed porch | Entrance hall | Lounge/diner | Conservatory | Kitchen | Three first floor bedrooms | Shower room | Larger than average garage | Large workshop | Ground floor WC | Large rear garden | Garden to front | Off road parking for two/three vehicles | Double glazed | Gas radiator heating with radiators in all rooms**

Located within walking distance of an array of amenities, a spacious three bedroom semi-detached house with large garage and workshop complemented by generous size garden. The property is well presented and is offered with no onward chain.

### Ground Floor

**Recessed porch.**

**Entrance hall:** Oak flooring. Stairs rising off to first floor. Store cupboard. Door through to;

**Kitchen:** Useful understairs storage. Kitchen comprises of stainless steel inset sink unit and drainer. Comprehensive range of light wood fronted wall and base units. Ample work surfaces. Tiling to splashback areas. Four ring electric hob with double oven and grill under, extractor over. Free space and plumbing for slim-line dishwasher. Space for American style fridge/freezer. Tiled flooring. Door through to garage. Oak door giving access to;

**Lounge/diner:** Feature cast iron multi-fuel burner. Double glazed window to front aspect. Laminate flooring. Casement doors giving access to;

**Conservatory:** Brick and UPVC construction. Polycarbonate roof. Tiled flooring. Casement doors giving access to garden.

**Cloakroom:** Low level WC.

### First Floor

**Landing:** Airing cupboard housing hot tank and immersion heater. Double glazed window to side. Access to loft which is partly boarded with light.

**Master bedroom:** Double bedroom to front aspect. A range of wardrobes to one wall. Laminate flooring.

**Bedroom two:** To rear aspect overlooking garden.

**Bedroom three:** To front aspect with fitted wardrobe. Laminate flooring.

**Shower room:** White suite comprising of fully tiled shower cubicle with Triton T80SI shower unit. Wall mounted hand basin with inset vanity unit. All walls are fully tiled. Tiled floor. Wall mounted Dimplex heater.

**Separate WC:** Low level WC. Tiled flooring. Double glazed window.

### Outside

**Garage:** Larger than average garage. Light and power. Ceiling height of 10'7 maximum. Wall mounted Potterton gas boiler for domestic hot water and central heating. Door giving access to garden. Door through to;

**Workshop:** Brick construction. Light and power. Free space and plumbing for washing machine. Belfast sink. Windows overlooking garden. Door to cloakroom.

**Rear garden:** Predominately laid to lawn. Patio area. Summer house. Decking area. Timber sheds. Areas laid to shingle. The garden measures approximately 100ft in length.

**Front:** Enclosed garden laid to lawn with areas laid to shingle. Fencing and brick walling to boundaries. Driveway providing off road parking for two/three vehicles. Outside lights.

**Middleton Cheney** lies approximately three miles east of Banbury and 2 miles east of Junction 11 of the M40. There are railway stations with lines to Kings Sutton and the larger station on the Eastern outskirts of Banbury. Within the village amenities include primary and secondary schooling, nursery and pre-school. Library, mini-supermarket, chemist, post office and shops. Doctors surgery, bus service, church and public house.

**Services:** All

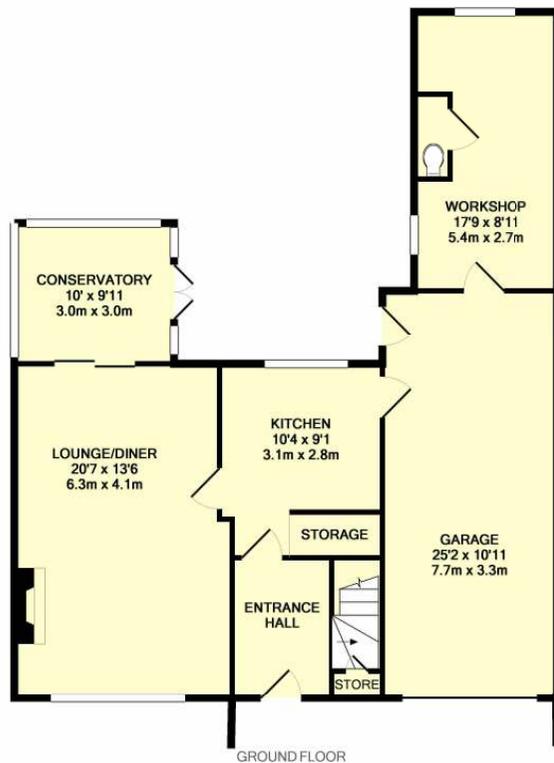
**Council Tax Banding:** C

**Authority:** Cherwell District 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.

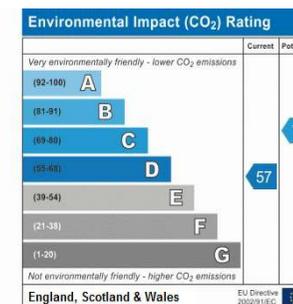
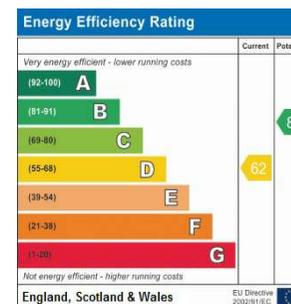






1ST FLOOR

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.  
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**Important Agent's Note** All services throughout the property are Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

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